

Instrument prepared by
 Andrew J. Harman, Attorney at Law
 Wytheville, VA 24382
 VA State Bar #75626

**Tax Map Reference Nos.: 071-000-0000-0072
 071-000-0000-0031**

Assessed Value: \$183,600.00

Consideration: \$250,000.00

Title Insurance: Fidelity National Title

THIS DEED made and entered into the 19th day of January, 2022, by and between SEAN JENSEN ELLEDGE, a/k/a SEAN J. ELLEDGE, JENNIFER LEAHA HAYES, f/k/a JENNIFER SURFACE HENLEY, a/k/a JENNIFER L. HENLEY, and JENNIFER LEAHA HAYES, f/k/a JENNIFER S. HENLEY, Conservator for LINDA JO KIRBY, parties of the first part, hereinafter referred to as "GRANTORS"; and ROBERT A. NAGE and ELAINE NAGE, husband and wife, parties of the second part, hereinafter referred to as "GRANTEES".

~ W I T N E S S E T H ~

That for and in consideration of the sum of TEN DOLLARS and no cents (\$10.00) cash in hand and other good and valuable consideration paid by the parties of the second part to the parties of the first part, the receipt of which is hereby acknowledged, the parties of the first part do hereby Bargain, Sell, Grant and Convey, with General Warranty of Title, unto Grantees, as Tenants by the Entirety with the right of survivorship, as at common law, all those certain tracts or parcels of real estate, situate in the Speedwell Magisterial District, Wythe County, Virginia, more particularly bounded and described as follows, to-wit:

Parcel I:

"The following four tracts of land, an aggregate of 21.3501 acres, as shown on plat of survey prepared by James C. Groseclose, II, Land Surveyor, dated October 12, 2007, revised April 6, 2011, and recorded in Plat Book 12, page 699: Parcel 1 containing 20.8473 acres, Parcel 2 containing 0.4064 acres,

Deed/January 19, 2022

Page 1 of 6

Return to: NCT at 140 S. 4th St., Wytheville, VA 24382

Examined January 21, 2022
 Robert A. Nage, Elaine Nage
 2022 Wythe County, VA
 Test: X
 Dep. Clerk

Parcel 3 containing 0.0769 acres, and Parcel 4 containing 0.0195 acres. The said plat bears the following legend, to-wit:

‘BOUNDARY SURVEY
ON THE PROPERTY OF
WALTER F. PRESLEY
SPEEDWELL MAGISTERIAL DISTRICT
WYTHE COUNTY, VIRGINIA

REVISED: 4/06/2011

DRAWN: JCG JOB NO.: 02107
CHECKED: JCG SCALE: 1" = 100'
APPROVED: JCG DATE: 10/12/2007”

BEING the same real estate conveyed by deed of gift dated November 8, 2018,
from SEAN JENSEN ELLEDGE to SEAN JENSEN ELLEDGE, JENNIFER
SURFACE HENLEY, and LINDA JO KIRBY, and of record in the Wythe County
Clerk’s Office as Instrument Number 180003071.

Parcel II:

“BEING all that certain parcel or tract containing 1.1248 acres, more or less,
designated as ‘Tract B’, 1.1248 Acres’, and shown within bold lines on plat and
survey by Gregory Armentrout of Armentrout Surveying & Mapping,
dated July 7, 2010 recorded in the Wythe County Clerk’s Office in Plat Book
12, Page 173, with the following legend, to-wit:

‘Survey for
Ronald C. King
Karen M. King
Speedwell District
Wythe County, Virginia
Area 72.5634 Acres
Date: July 07 2010
Armentrout Surveying & Mapping
Gregory G. Armentrout, PLS.
P.O. Box 870 * 508 W. Stuart Drive
Hillsville, Virginia 24343 – 0870”

BEING the same real estate conveyed by deed dated June 7, 2019, from
RONALD C. KING and KAREN M. KING to SEAN J. ELLEDGE and JENNIFER L.

HENLEY, and of record in the Wythe County Clerk's Office as Instrument Number 190001589.

Jennifer S. Henley was appointed as Conservator for Linda Jo Kirby by an Order from the Carroll County Circuit Court dated October 14, 2014, and of record as Instrument Number 1403128, and which is of record in the Wythe County Circuit Court as Instrument Number 180003070.

By Order entered by the Wythe County Circuit Court on January 13, 2022, and recorded as CL21-1242, the sale of this property was approved to be made by Jennifer Henley, Conservator of Linda Jo Kirby.

Reference is made to the aforementioned plats and deeds for a more complete description of the premises hereby conveyed.

This conveyance is made subject to all such encumbrances, easements, reservations, restrictions and rights of way of record to the extent they may lawfully apply to the property hereby conveyed.

Real estate taxes for the year 2022 on the property herein conveyed will be prorated between Grantors and Grantees as of the date of delivery of this deed.

The parties of the first part covenant that they have the right to convey the subject property; that they have created no liens or encumbrances against the same; and that the Grantees shall have quiet possession of the same.

Possession is delivered to the Grantees with the delivery of this deed.

***NO TITLE SEARCH OR REPORT FURNISHED by Andrew Joel Harman,
Attorney at Law***

Sean Jensen Elledge (SEAL)
SEAN JENSEN ELLEDGE, a/k/a SEAN J. ELLEDGE

I, Andrea Ratcliffe Dillow, a Notary Public in and for the State
and County aforesaid, do hereby certify that Sean Jensen Elledge, a/k/a Sean J. Elledge,
has personally appeared before me in my State and County aforesaid and acknowledged
the same.

ANDREA RATCLIFFE DILLOW
NOTARY PUBLIC
Commonwealth of Virginia
Reg. No. 7696712
My Commission Expires February 29, 2024

Andrea Ratchiffe Dullaw
Notary Public
Registration Number: 7695712
My Commission Expires: 02/29/2024

WITNESS the following signature and seal:

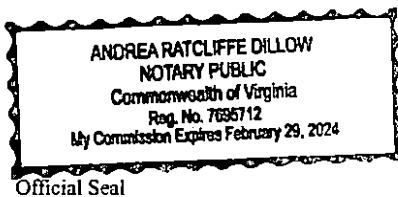
*Jennifer Leaha Hayes fka Jennifer Surface Henley
aka Jennifer L. Henley* (SEAL)

JENNIFER LEAHA HAYES, f/k/a JENNIFER SURFACE HENLEY, a/k/a
JENNIFER L. HENLEY

STATE of Virginia)
COUNTY of Wythe,) To-wit:

I, Andrea Ratcliffe Dillow, a Notary Public in and for the
State and County aforesaid, do hereby certify that Jennifer Leaha Hayes, f/k/a Jennifer
Surface Henley, a/k/a Jennifer L. Henley, has personally appeared before me in my
State and County aforesaid and acknowledged the same.

Given under my hand this 20th day of January, 2022.



Andrea Ratcliffe Dillow
Notary Public
Registration Number: 7695712
My Commission Expires: 02/29/2024

WITNESS the following signature and seal:

Jennifer Leaha Hayes fka Jennifer S. Henley

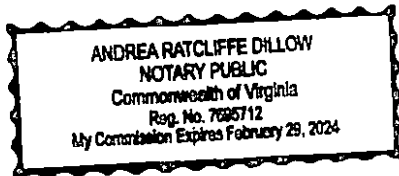
Conservator for Linda Jo Kirby (SEAL)

JENNIFER LEAHA HAYES, f/k/a JENNIFER S. HENLEY, as Conservator for
LINDA JO KIRBY

STATE of Virginia)
COUNTY of Wythe,) To-wit:

I, Andrea Ratcliffe Dillow, a Notary Public in and for
the State and County aforesaid, do hereby certify that Jennifer Leaha Hayes, f/k/a
Jennifer S. Henley, Conservator for Linda Jo Kirby, has personally appeared before me
in my State and County aforesaid and acknowledged the same.

Given under my hand this 20th day of January, 2022.



Official Seal

Andrea Ratcliffe Dillow

Notary Public

Registration Number: 7695712

My Commission Expires: 02/29/2024

EXHIBIT

VIRGINIA: IN THE CIRCUIT COURT OF WYTHE COUNTY

IN RE: Jennifer Henley, Conservator
of Linda Jo Kirby

CL21-1242

ORDER

THIS MATTER came on to be heard upon the Motion of the Commissioner of Accounts recommending the sale of the property at 222 Mule Hell Road, Wytheville, Virginia.

And it appearing to the Court proper so to do, it is ORDERED that the sale of the property is hereby approved. If the property is sold the amount of the conservator's bond shall be increased by the net proceeds.

It is also hereby ORDERED that the Commissioner of Accounts receive (\$100.00) One hundred dollars for his services to be paid at closing.

And this matter is continued.

ENTER: Jeremiah E. Musser, P.

DATE: 1-13-2022

I ASK FOR THIS:

Randy Jones, Esq.
Randy Jones, Esq.
Commissioner of Accounts, Wythe County, Virginia
350 South 4th Street
Wytheville, VA 24382
Telephone (276) 223-0373
Fax (276) 223-0390
Virginia State Bar # 29693

A COPY TESTE:
JEREMIAH E. MUSSER, CLERK
CIRCUIT COURT OF WYTHE COUNTY, VA
DEPUTY CLERK
Jeremiah E. Musser

INSTRUMENT 220000187
RECORDED IN THE CLERK'S OFFICE OF
WYTHE CIRCUIT COURT ON
JANUARY 21, 2022 AT 08:49 AM
\$250.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$125.00 LOCAL: \$125.00
JEREMIAH E. MUSSER, CLERK
RECORDED BY: LXX

Jeremiah E. Musser