

110001901

✓ Return to: Overbey, Hawkins & Wright, P.O. Box 38, Rustburg, VA 24588
Prepared by: Overbey, Hawkins & Wright, P.O. Box 38, Rustburg, VA 24588
Tax Map No. Part of 33 A 56

THIS DEED, made this 6th day of April, 2011, by and between **AUBREY GARLAND VENABLE**, party of the first part; GRANTOR and **SEVEN OAKS HOLDINGS, L.L.C.**, a Virginia limited liability company, GRANTEE, party of the second part;

WITNESSETH:

That for and in consideration of the sum of Five (\$5.00) Dollars, cash in hand paid, and other good and valuable consideration, receipt whereof is hereby acknowledged, the said party of the first part does hereby grant and convey unto the said party of the second part, **SEVEN OAKS HOLDINGS, L.L.C.**, a Virginia limited liability company, with General Warranty of Title and English Covenants, the following described real estate situate in Campbell County, Virginia, to-wit:

All that certain lot or parcel of land, together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, situate, lying and being in Long Mountain Magisterial District, Campbell County, Virginia, and being 44.806 acres, more or less, shown as "44.806 ACRES (RESIDUE OF TM #33-A-56)" upon a plat of survey dated January 30, 2011, revised March 1, 2011, made by Russell E. Nixon, L.S., entitled "Plat Showing Survey of 3.001 Ac., Cut Off of 48.580 Ac. and the Creation of a 40' Right of Way Off the Property of Aubrey G. Venable", which said plat is recorded in the Clerk's Office of the Circuit Court of Campbell County, Virginia in Plat Cabinet C, Slide 74, page 739, as Instrument No. 110001469 for a more particular description by metes and bounds. Specifically excluded from this conveyance are parcels shown upon said plat as "Parcel A", containing 3.001 Acres, and "Right-of-Way", containing 0.773 acres.

The property hereby conveyed is a portion of the property conveyed unto Aubrey Garland Venable by deed of partition dated May 5, 2000 from Aubrey Garland Venable, et al, recorded in the aforesaid Clerk's Office in Deed Book 991, page 250.