

Tax Map Nos. 23-A-93B & 33-A-60
Consideration: Gift
Assessment: \$89,300.00 & \$122,600.00, respectively
Title Insurance: Unknown
Grantee's Address: 2112 Suburban Road, Lynchburg, VA 24501

Prepared by and return to:
Bernard C. Baldwin III (VSB #07497)
Woods Rogers, PLC
828 Main Street, 19th Floor
Lynchburg, VA 24504

THIS DEED OF GIFT, made this 6th day of May, 2021, by and between **SEVEN OAKS HOLDINGS, LLC**, a Virginia limited liability company, party of the first part, Grantor, and **SEVEN OAKS REAL ESTATE, LLC**, a Virginia limited liability company, party of the second part, Grantee, pursuant to the provisions of Section 58.1-811 (D) of the Code Of Virginia of 1950, as amended.

WITNESSETH:

That for no consideration the party of the first part does hereby grant and convey with General Warranty and English Covenants of Title, unto the party of the second part, the following described real estate, to-wit:

Parcel 1: Tax Map #23-A-93B That certain tract or parcel of land, together with the buildings and improvements thereon and the privileges and appurtenances thereunto belonging, situate, lying and being in Campbell County, Virginia, now or formerly Rustburg Magisterial District, containing one (1) acre, more or less, and being more particularly described by a plat of survey made by Fred Kabler, C.L.S., on July 17, 1954, as follows, to-wit:

Beginning in the Old Richmond Road where an outlet road enters at 1 on said plat; thence leaving the said Old Richmond Road and running in the middle of the said outlet road, due South 210 feet to an iron stake in said outlet road at 2; thence leaving the said outlet road North 78° West, a new line, 210 feet to a new corner iron stake in the field at 3; thence due North, a new line, 210 feet to a new corner in the said Old Richmond Road at 4 (witnessed by an iron stake on South edge of said Old Richmond Road); thence running in the said Old Richmond Road, South 78° East 210 feet to the beginning, **LESS AND EXCEPT**, however, a parcel of land containing 0.072 acre, designated as Parcel A, on plat entitled "Plat Showing