

WHEN RECORDED DELIVER TO:

This deed was prepared by James T. Ward, Attorney at Law, P. O. Box 637, 406 N. Main Street, Galax, Virginia 24333, VSB # 03595.

Assessed value: \$14,600.00

Purchase price: \$23,000.00

THIS DEED, made this 6th day of August 2021, by and between **RANDY B. COCKERHAM** Grantor, and **MULAN SHOUCAIR** of 77022 Crosscut Way, Yulee, FL 32041 Grantee.

-WITNESSETH-

That for and in consideration of the sum of TEN AND NO/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby convey unto the Grantee in fee simple with General Warranty and Modern English Covenants of Title, all the following property, lying and being in the **PIPERS GAP MAGISTERIAL DISTRICT OF CARROLL COUNTY VIRGINIA**, and more particularly described as follows:

PARCEL 1; TAX MAP # 122-A-244;

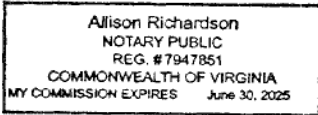
Containing 3.02 acre, more or less, as shown by survey made by J. L. Zeh dated December 22, 1986, and BEING the same land conveyed to Randy B. Cockerham by deed dated December 23, 2020, which deed is of record in the Clerk's Office of the Circuit Court of Carroll County Virginia in Deed Book 1154 Page 0187. Reference to said deed and survey is hereby made for a more complete description and for chain of title to the property herein conveyed.

PARCEL 2; TAX MAP # 122-A-245;

Containing 0.46 acre, more or less, as shown by a survey by J. L. Zeh, dated December 22, 1986, and BEING the same land conveyed to Randy B. Cockerham by deed dated December 23, 2020, which deed is of record in the Clerk's Office of the Circuit Court of Carroll County Virginia in Deed Book 1154 Page 0187. Reference to said deed and survey is hereby made for a more complete description and for chain of title to the property herein conveyed.

This property is subject to and includes such rights-of-way or easements for access by others or utilities, and covenants or restrictions which are of record in the aforesaid Clerk's Office, as shown on the aforesaid plat, or are apparent to observation.

WITNESS the following signature and seal:



Randy B. Cockerham (SEAL)
RANDY B. COCKERHAM

STATE OF Virginia

COUNTY OF Grayson to wit:

The foregoing document was acknowledged before me by RANDY B. COCKERHAM this 6th day of August, 2021.

Allison Richardson
NOTARY PUBLIC

My Commission expires: 6/30/2025 Registration No. 7947851

INSTRUMENT 210003207
RECORDED IN THE CLERK'S OFFICE OF
CARROLL COUNTY CIRCUIT COURT ON
AUGUST 6, 2021 AT 03:01 PM
\$23.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$11.50 LOCAL: \$11.50
GERALD R. GOAD, CLERK
RECORDED BY: SRG