

This instrument prepared by: Timothy J. Tolbert, Esquire (VSB #27726)

When recorded, return to:

Title Insurance Company: unknown

Tax Map #: 57-1-C

Consideration: \$121,656.07

Assessment: \$109,200

NO TITLE EXAMINATION PERFORMED  
BY THE PREPARER OF THIS DOCUMENT  
THEREFORE, THE ATTORNEY PREPARING THIS DOCUMENT MAKES NO  
REPRESENTATION AS TO THE STATUS OR CHAIN OF TITLE THERETO.

THIS DEED made this 14th day of November 2018, by and between  
TABITHA L. SMITH, party of the first part; and TOMMY A. BROWN, 121  
Kanawha Ridge Road, Dugspur, Virginia 24325, party of the second part.

**WITNESSETH**

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS  
(\$10.00) cash in hand paid by the party of the second part to the party of the first part,  
and other good and valuable consideration, the receipt of which is hereby  
acknowledged, the said party of the first part does hereby bargain, sell, grant, and  
convey with General Warranty and Modern English Covenants of Title unto the party  
of the second part, in fee simple, all that tract or parcel of land lying and being in the  
Laurel Fork Magisterial District of Carroll County, Virginia, and more particularly  
described as follows:

BEGINNING at an iron pipe set on the 75' street right of way, corner  
of Tract No. 11; thence leaving said 75' street right of way with the line  
of Tract #11, S. 50-48 W., 378.89 feet to a pipe; S. 03-06 W., 61.99 feet  
crossing the road right of way reserved to a point in the center of said  
road right of way reserved; thence with the center of said road right of  
way reserved, the following courses: S. 63-16-02 E., 125.76 feet; S.  
89-11-07 E., 100.22 feet; S. 78-59-08 E., 111.48 feet; S. 61-34-37 W.,  
77.91 feet to a pipe on the side of said road right of way reserved;  
thence S. 37-09 E., 177.32 feet to a post; S. 75-14 E., 6.23 feet to a  
pipe; N. 30-14 E., 380.44 feet to a pipe on the 75' street right of way;  
thence with said 75' street right of way, N. 59-40 W., 462.46 feet to the  
point of the BEGINNING, containing **4.38 acres**, as shown on a map  
made by Donald V. Semones, CLS, dated December 19, 1978, and  
being the same land conveyed to TABITHA L. SMITH from CINDY S.  
BOYD, Trustee of the CINDY BOYD TRUST U/A dated October 25,  
2011, by Deed dated May 9, 2017, of record in the Clerk's Office of the  
Circuit Court of Carroll County, Virginia, in Deed Book 1062, at Page

281.

This conveyance is made subject to the Restrictive Covenants for Kanawha Valley as set forth in the aforesaid Clerk's Office in Deed Book 230, at Page 59.

This conveyance is further made subject to any other easements, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title, which have not expired by a time limitation contained therein or have otherwise become ineffective, and to matters visible upon inspection.

WITNESS the following signature and seal:

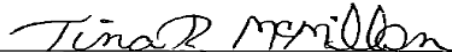
 (SEAL)  
TABITHA L. SMITH

COMMONWEALTH OF VIRGINIA

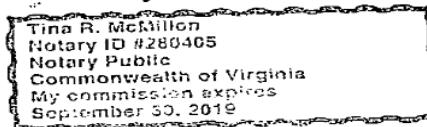
COUNTY OF Carroll, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 20<sup>th</sup> day of November 2018, by TABITHA L. SMITH.

My commission expires: 9-30-19



Notary Public



INSTRUMENT 180003807  
RECORDED IN THE CLERK'S OFFICE OF  
CARROLL COUNTY CIRCUIT COURT ON  
NOVEMBER 26, 2018 AT 01:07 PM  
\$122.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$61.00 LOCAL: \$61.00  
GERALD R. GOAD, CLERK  
RECORDED BY: SRG

**VIRGINIA LAND RECORD COVER SHEET  
FORM A – COVER SHEET CONTENT**

BR 1100 PG 0269

Instrument Date: 11/14/2018  
Instrument Type: DBS  
Number of Parcels: 1 Number of Pages: 2  
☐ City ☒ County

CARROLL

TAX EXEMPT? VIRGINIA/FEDERAL LAW

☐ Grantor: \_\_\_\_\_

☐ Grantee: \_\_\_\_\_

Consideration: \$121,656.07

Existing Debt: \$0.00

Actual Value/Assumed: \$0.00

**PRIOR INSTRUMENT UNDER § 58.1-803(D):**

Original Principal: \$0.00

Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

Original Book Number: \_\_\_\_\_ Original Page Number: \_\_\_\_\_ Original Instrument Number: \_\_\_\_\_

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: 100%

**BUSINESS / NAME**

1 ☐ Grantor: SMITH, TABITHA L

☐ Grantor: \_\_\_\_\_

1 ☐ Grantee: BROWN, TOMMY A

☐ Grantee: \_\_\_\_\_

**GRANTEE ADDRESS**

Name: TOMMY A BROWN

Address: 121 KANAWHA RIDGE ROAD

City: DUGSPUR State: VA Zip Code: 24325

Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_ Instrument Number: \_\_\_\_\_

Parcel Identification Number (PIN): 57-1-C Tax Map Number: 57-1-C

Short Property Description: LAUREL FORK DISTRICT

Current Property Address: \_\_\_\_\_

City: DUGSPUR State: VA Zip Code: 24325

Instrument Prepared By: TIMOTHY J. TOLBERT Recording Paid By: TABITHA L SMITH/TOMMY A BROWN

Recording Returned To: TIMOTHY J. TOLBERT

Address: P. O. BOX 250

City: HILLSVILLE State: VA Zip Code: 24343

