

CLR210000215

**GRANTEE'S ADDRESS:**  
4630 30th Street Northwest  
Washington, DC 20008

**PREPARED BY:**  
Barry W. Clark, VSB#: 68039  
104 Westwood Office Park  
Fredericksburg, VA 22401

**RETURN TO:**  
Lakeside Title and Escrow, LLC  
4444 Germanna Highway, #190E  
Locust Grove, VA 22508

**CONSIDERATION:** \$380,000.00 **TAX MAP:** 01000000000170 **FILE #:** 19001  
**ASSESSED VALUE:** \$384,000.00

**TITLE UNDERWRITER:** *First American Title Insurance Company*

THIS DEED made this 30 day of December, 2020 by and between **James Michael Betz** and **William Gregory Betz**, Grantors, and **Matthew W. Gerke**, Grantee.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash in hand, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title unto the Grantee, in fee simple, the following described real estate, to-wit:

All that certain tract of land with all rights and privileges thereto appurtenant, lying in Gordon Magisterial District, Orange County, Virginia, a short distance north of State Secondary Route 715, containing One Hundred Twenty-Eight (128) acres, more or less, more particularly shown and described on a plat of survey made by William W. Webb, Jr., P.L.S., dated March 16, 1979, referred to as part of the Polly Madison tract and the Hawley tract, a copy of which plat is recorded in the Clerk's Office of the Circuit Court of Orange County, Virginia, Deed Book 316, page 324.

This conveyance is made TOGETHER WITH a right-of-way 30 feet in width connecting the said property to State Secondary Route 715, as shown on the aforementioned plat. Reference is hereby made to the aforementioned deed, plat and other instruments in the chain of title for a more particular description of the property herein conveyed.

Being the same property conveyed to Anneliese Betz by deed from Michael C. Eberhardt and Barbara C. Eberhardt, by Michael C. Eberhardt, her attorney-in-fact and William A. Crissey, by Michael C. Eberhardt, his attorney-in-fact dated 02/08/1980 and recorded with Orange County Recording Office on 02/08/1980 in Book 324, Page 620. Said Anneleise Betz having departed this life on or about July 11, 2020 as evidenced by Last Will and Testament recorded in Book 1187, Page 2397 she devised her property to James Michael Betz and William Gregory Betz.

✓  
Polly's title

This conveyance is made expressly subject to all restrictions, covenants and easements now of record on said property as the same may lawfully apply.

WITNESS the following signatures and seals:

James Michael Betz (SEAL)  
James Michael Betz

William Gregory Betz (SEAL)  
William Gregory Betz

Commonwealth of Virginia

City/County of Orange, to-wit:

The foregoing Deed was acknowledged before me this 30<sup>th</sup> day of December 2020 by James Michael Betz and William Gregory Betz.

Jennifer L. McFadden (SEAL)  
Notary Public

My commission expires on 9/30/21.

My commission number is 296120.



INSTRUMENT 210000215  
RECORDED IN THE CLERK'S OFFICE OF  
ORANGE CIRCUIT COURT ON  
JANUARY 11, 2021 AT 01:59 PM  
\$384.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$192.00 LOCAL: \$192.00  
TEREACORDEDORRULLNLERK