

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

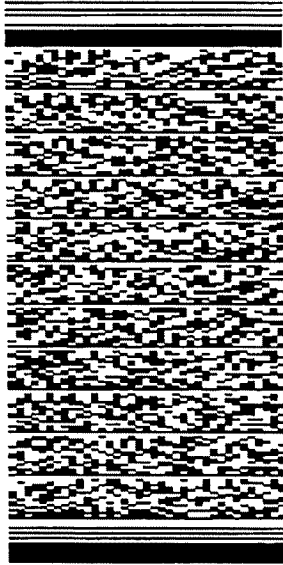
Instrument Date: 3/9/2017
Instrument Type: DG
Number of Parcels: 1 Number of Pages: 3
[] City [X] County MONTGOMERY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
[X] Grantor: 58.1-811(D)
[X] Grantee: 58.1-811(D)
Consideration: \$0.00
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

Original Book Number: Original Page Number: Original Instrument Number: (Area Above Reserved For Deed Stamp Only)
Prior Recording At: [] City [X] County MONTGOMERY
Percentage In This Jurisdiction: 100%

BUSINESS / NAME
1 [] Grantor: STUMP, C. JEFFREY
[] Grantor:
1 [X] Grantee: VIRGINIA TECH FOUNDATION, INC.
[] Grantee:
GRANTEE ADDRESS
Name: VIRGINIA TECH FOUNDATION, INC.
Address: 902 PRICES FORK ROAD, SUITE 145
City: BLACKSBURG State: VA Zip Code: 24060
Book Number: Page Number: Instrument Number: 2016007361
Parcel Identification Number (PIN): 004393 Tax Map Number: 091-3 17A
Short Property Description: LOT 17A, CONTAINING 2.705 ACRES

Current Property Address: 2697 WEST INDIGO ROAD
City: CHRISTIANSBURG State: VA Zip Code: 24073
Instrument Prepared By: PATRICK K. MOORE Recording Paid By: C. JEFFREY STUMP
Recording Returned To: VIRGINIA TECH FOUNDATION, INC.
Address: 902 PRICES FORK ROAD, SUITE 145
City: BLACKSBURG State: VA Zip Code: 24061



DOCUMENT PREPARED BY:

Patrick K. Moore, P.C.
VSB # 36181
616-G West Main Street
Radford, VA 24141

GRANTEE'S ADDRESS:

Virginia Tech Foundation, Inc.
902 Prices Fork Road, Suite 145
Blacksburg, VA 24061

Tax Map No. 091-3 17A; Parcel ID: 004393

Property Address: 2697 West Indigo Road, Christiansburg, VA 24073
Legal Description: Lot 17A, Pleasant Acres
Title Insurance: Fidelity National Title Company
Tax Assessed Value: \$26,800.00
Consideration: \$0.00

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTION 58.1-811(D) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED.

THIS DEED OF GIFT, made and entered into this 9th day of March, 2017, by and between **C. JEFFREY STUMP**, party of the first part (GRANTOR), and **VIRGINIA TECH FOUNDATION, INC.**, a **Virginia non-stock corporation**, party of the second part (GRANTEE);

WITNESSETH:

THAT for no monetary, but other good and valuable, consideration, the party of the first part does hereby grant and convey, with General Warranty and Modern English Covenants of Title, unto the said **VIRGINIA TECH FOUNDATION, INC.**, a **Virginia non-stock corporation**, all that certain lot or parcel of real estate, with the improvements thereon and the appurtenances thereto belonging, situate, lying, and being in the Riner Magisterial District of Montgomery County, Virginia, being more particularly described as follows:

BEING all of Lot 17A, containing 2.705 acres, as shown and described on that map entitled "Plat Showing Minor Subdivision for C. Jeffrey Stump of Lot 17 and Lot 18 'Pleasant Acres' Located in Riner Magisterial District Montgomery County, Virginia," prepared by Marvi D. Stine, Land Surveyor for Highland Surveys, P.C., dated April 21, 2011, and recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia as Instrument Number 2011006839.

TOGETHER WITH an easement and right of way for ingress and egress over the 40' private roadway known as Indigo Road, as created and established in Deed Book 187, Page 139, and as shown on Plat Book 28, Page 220; and described in Instrument No. 2013011891, recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia.

TAX MAP #: 091-317A; PARCEL ID #: 004393

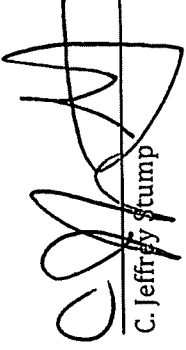
AND BEING the same property conveyed to C. Jeffrey Stump from C. Jeffrey Stump by Deed of Gift dated September 26, 2016, and recorded in the aforesaid Clerk's Office as Instrument Number 2016007361.

THE PARTY OF THE SECOND PART, its successors and assigns, agree to maintain proportionately its share of the road frontage on Indigo Road with other owners of properties along the same road pursuant to the Road Maintenance Agreement dated December 13, 2013 and recorded in the aforesaid Clerk's Office as Instrument Number 2013011891.

NO SINGLE WIDE mobile homes may be placed on the subject property. Doublewide and modular homes are accepted providing they have a minimum 3/12 roof pitch. All foundations shall be brick or stone to grade.

THIS CONVEYANCE is made subject to all easements, rights-of-way, restrictions, covenants and conditions of record to the extent that they may lawfully apply to the hereinabove described property.

WITNESS the following signature and seal.

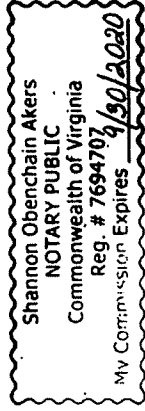

C. Jeffrey Stump (Seal)

STATE OF Virginia
CITY / COUNTY OF Montgomery, TO-WIT:

The foregoing instrument was acknowledged before me this 9th day of March, 2017, by C. Jeffrey Stump.

My commission expires September 30, 2020.

Registration number 7694707.




Notary Public

INSTRUMENT 170001886
RECORDED IN THE CLERK'S OFFICE OF
MONTGOMERY COUNTY ON
March 14, 2017 AT 01:03 PM
ERICA W. WILLIAMS, CLERK
RECORDED BY: PMB

A Copy – Teste:
ERICA W. CONNER
Circuit Court Montgomery County, Virginia

By:  Deputy Clerk