

230004762

RETURN TO and PREPARED BY:  
R. Colby Warren  
217 Lynn Street  
Danville, VA 24541  
VSB # 88588  
Title Insurer: Investors Title Insurance Company

TAX PIN: 1455-63-7110  
CONSIDERATION: \$15,000.00  
ASSESSED VALUE: \$23,200.00  
MAIL TAX BILL TO: 3063 Oak Grove Church Road  
Newton Grove, NC 28366

THIS DEED made this 2<sup>nd</sup> day of October, 2023, by and between **EDWARD JONES TRUST COMPANY, as Successor Trustee of the CLAUDE D. REYNOLDS 2012 REVOCABLE TRUST UNDER TRUST AGREEMENT DATED AUGUST 2, 2012, Grantor, and THOMAS ROYALS JONES, JR., Grantee**

WITNESSETH

THAT for and in consideration of the sum of TEN DOLLARS (\$10), cash in hand paid by the Grantee unto the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey, with SPECIAL WARRANTY OF TITLE, unto the Grantee, in fee simple absolute, all that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in *Pittsylvania County, Virginia*, and more particularly described as follows:

**First:** All of Lot 7 containing 7.56 acres land, respectively, shown on a "Plat of Survey Showing Property of the 'Carter Family Partnership' Showing Property Located Adjacent to State Route Highway 57 ... 7 New Lots", dated August 23, 1999, signed July 18, 2000, by Roderick F. Pierson, L.S., recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, in Map Book 43, page 2871, and reference to which said plat is hereby made for a further and more particular description; and

**Second:** That 50 feet wide strip of land lying between the aforesaid Lots 3 and 7 described as: Beginning at an iron at the westernmost corner of Lot 7. thence S 83° 03' 45" W 62.66 feet, more or less, to an iron at the southeastern corner of Lot 3, thence N 30° 07' 45" E 492.58 feet to an iron; thence N 82° 08' 59" E 54.03 feet to an iron; thence S 30° 07' 45" W 475.29 feet to the beginning. Parcel Second is to be an integral part of Tract 7 above.



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TOGETHER WITH an appurtenant easement and right of way of ingress and egress for pedestrian or vehicular travel or traffic and utilities to State Route 57 via the 50 feet wide "private right of way" from the westernmost corner of said Lot 7 in a western and southern direction; provided, however, that said easement and right of way shall not be exclusive in the grantee but joint and mutual with the grantor and others with like or similar rights therein.

**BEING IN FACT**, part of the same property conveyed to Claude D. Reynolds as Trustee of the Claude D. Reynolds Revocable Trust dated August 2, 2012, by General Warranty Deed dated June 13, 2006, from Claude Davis Reynolds (also known as Claude D. Reynolds), recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia as Instrument No. 12-04475, to which map and deed references is here made for a more particular description of the property herein conveyed.

That said Claude D. Reynolds, being one and the same person as Claude Davis Reynolds, departed this life, testate, July 15, 2019, as evidenced by his Last Will and Testament of recorded in the aforesaid Clerk's Office as Instrument No. CWF190000842, and according to the terms of a second amendment dated May 23, 2016 to the aforesaid trust agreement, Edward Jones Trust Company, Grantor herein, was appointed Successor Trustee of the Claude D. Reynolds Revocable Trust.

This conveyance is made subject to all easements, rights of way and restrictive covenants now of record and affecting said property and particularly subject to that certain Agreement and Covenant by Carter Family Partnership and Charles L. Derrick, dated March 15, 2001, recorded in the aforesaid Clerk's Office in Deed Book 1236, page 847. Furthermore, with regard to Parcel Second the grantors do hereby terminate the same as a right of way and easement.



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*THIS SPACE INTENTIONALLY LEFT BLANK.*

*SIGNATURE PAGE TO FOLLOW.*

WITNESS the following signature and seal:

EDWARD JONES TRUST COMPANY, SUCCESSOR  
TRUSTEE OF CLAUDE D. REYNOLDS 2012  
REVOCABLE TRUST

BY: [Signature] (SEAL)

TITLE: Senior Unique Asset Specialist

STATE OF Missouri

CITY/COUNTY OF Jefferson, to-wit

The foregoing deed was acknowledged before me this 10<sup>th</sup> day of  
October, 2023, by Tracy Schulte, in his/her capacity  
as Senior Unique Asset Specialist on behalf of Edward Jones Trust Company, Successor  
Trustee of the Claude D. Reynolds 2012 Revocable Trust.

[Signature]  
Notary Public

Notary Registration No.: 07007062

My Commission Expires: May 01 2027

CATHERINE G. COFFMAN  
Notary Public-Notary Seal  
State of Missouri, St. Louis County  
Commission #07007062  
My Commission Expires May 1, 2027

(SEAL)



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INSTRUMENT 230004762  
RECORDED IN THE CLERK'S OFFICE OF  
PITTSYLVANIA COUNTY CIRCUIT ON  
OCTOBER 11, 2023 AT 01:06 PM  
\$23.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$11.75 LOCAL: \$11.75  
MARK W. SCARCE, CLERK  
RECORDED BY: JCR