

240003583

Deed Prepared By:

Robert E. Hawthorne, VSB #12154
Hawthorne & Hawthorne, P. C.
P. O. Box 603
110 South Broad Street
Kenbridge, Virginia 23944
434-676-3275

Real Property ID Map Numbers:
7905, 17162, 23170 & 24710

Title Insurance Underwriter:
Fidelity National Title
Title Insurance
Consideration: \$275,000.00
Assessment: \$294,111.00

THIS DEED, made this 2nd day of December, 2024, by and between STUART E. BUCHANAN, Trustee of THE SPRING HILL FARMS TRUST, Grantor; and BIBBEE REAL ESTATE, LLC, a Florida limited liability company, Grantee;

W I T N E S S E T H :

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Bibbee Real Estate, LLC, a Florida limited liability company, Grantee, the following described real estate, to-wit:

TRACT I - PRN 7905: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, lying and being in Roanoke Magisterial District, Halifax County, Virginia, containing 32 acres, more or less, lying on the waters of Ashcake Creek and Vassar Spring Branch, adjoining the lands now or formerly owned by Barnes, Guill, and Powell. For more information regarding the boundaries of said tract or parcel of land, see the plats of the adjoining properties

recorded in the Clerk's Office for the Circuit Court of Halifax County, Virginia in Deed Book 395, Page 11; Deed Book 426, Page 603; Deed Book 1054, Page 602; Plat Book 6, Page 29; and Plat Book 20, Page 244.

LESS AND EXCEPT two (2) acres, more or less, conveyed to Larry J. Tucker by deed from Stuart E. Buchanan and Valerie J. Buchanan, husband and wife, dated April 14, 1982, of record in the Clerk's Office in Deed Book 460, Page 467, the remainder of which is identified and conveyed herein as Tract III.

LESS AND EXCEPT a strip or parcel of land estimated to contain 1.47 acres, more or less, conveyed to the Commonwealth of Virginia for inclusion in and improvement of State Route No. 721 so as to make the total width of right of way 50 feet, by deed from Stuart E. Buchanan and Valerie J. Buchanan, husband and wife, et al., dated April 18, 1989, of record in the Clerk's Office aforesaid in Deed Book 535, Page 799.

TRACT II - PRN 23170: All that certain tract or parcel of land with improvements thereon, situate in Roanoke District, Halifax County, Virginia, containing 100 acres, more or less, being located on the East side of State Route No. 720 and being bounded on the South by Difficult Creek, on the East by the lands now or formerly of John Powell Estate and Clyde Scott Estate, on the North by lands now or formerly of Luther Guill, and on the West by State Route No. 720.

For further information, reference is made to the plat of survey of the lands of C. R., E.A., and L. H. Guill made by Alfred H. Carter in May 1957 and of record in the

Clerk's Office of the Circuit Court of
Halifax County, Virginia, in Plat Book 6,
Page 29.

LESS AND EXCEPT 0.67 of an acre
conveyed to the Commonwealth of Virginia for
inclusion in and improvement of State Route
No. 720, of which 0.31 of an acre was
included in the existing right of way and
0.36 of an acre was additional land, by deed
from Billy Bland Snead, et alia, dated
January 19, 2001, of record in the Clerk's
Office aforesaid in Deed Book 773, Page 246.

TRACT III - PRN 24710: All that
certain lot or parcel of land, situate in
Roanoke District, Halifax County, Virginia,
fronting on the southerly side of State
Route No. 721, lying on the waters of
Ashcake Creek, containing two acres, more or
less, and more particularly described as
follows: Commencing at the point where the
land herein described corners on said
highway with said creek; thence as the creek
meanders in a southerly direction 305 feet,
more or less, to the boundary line of lands
now or formerly belonging to Powell; thence
westerly with Powell's line 290 feet to a
stake, thence a new line in a northerly
direction 305 feet, more or less, to the
right of way edge of said highway; thence
easterly 290 feet to the point of beginning.

LESS AND EXCEPT a strip or parcel of
land estimated to contain 0.03 of an acre,
more or less, conveyed to the Commonwealth
of Virginia for inclusion in and improvement
of State Route No. 721 so as to make the
total width of right of way 50 feet, by deed
from Stuart E. Buchanan and Valerie J.
Buchanan, husband and wife, et al., dated
April 18, 1989, of record in the Clerk's
Office aforesaid in Deed Book 535, Page 799.

TRACT IV - PRN 17162: All that certain tract or parcel of land, with improvements thereon and appurtenances thereunto belonging, situate in Roanoke Magisterial District, Halifax County, Virginia, lying on the waters of Ashcake Creek, containing 53.80 acres, more or less, and being all of the remainder of the 116.80± acres shown on the plat of survey made by W. Martin Jones, Professional Land Surveyor, of Jones & Associates, dated May 19, 1983, of record in the Clerk's Office aforesaid in Plat Book 20, Page 107, after deducting 63 acres, more or less, conveyed to Dennis Eugene Martin by deed from Stuart E. Buchanan, dated December 6, 2012, of record in the Clerk's Office aforesaid in Deed Book 1121, Page 165.

TRACTS I, II, III, AND IV ARE SUBJECT TO the restrictions on the division, development, and use of the property set forth in that certain deed of gift of easement to the Virginia Outdoors Foundation, an agency of the Commonwealth of Virginia, dated November 21, 2013, of record in the Clerk's Office of the Circuit Court of Halifax County, Virginia in Deed Book 1145, Page 241.

Being a portion of the same property conveyed to Stuart E. Buchanan, Trustee of The Spring Hill Farms Trust, by deed of gift from Stuart E. Buchanan, dated August 5, 2016, of record in the Clerk's Office aforesaid in Deed Book 1200, Page 549.

CONSERVATION EASEMENT: Grantee acknowledges that the Property is encumbered by a conservation easement (the "Conservation Easement") granted to the Virginia Outdoors Foundation, an agency of the Commonwealth of Virginia, by deed

of gift of easement dated November 21, 2013, of record in the Clerk's Office of the Circuit Court of Halifax County, Virginia in Deed Book 1145, Page 241. Grantee has had an opportunity to fully inspect the Property and to review the terms of the Conservation Easement with counsel before purchasing the Property, and Grantee is willing to accept the Property in its current level of compliance with the terms of the Conservation Easement. Grantor represents that Grantor has not received notice from the Virginia Outdoors Foundation of any unresolved violation or pending enforcement action relating to the Conservation Easement (collectively, an "Easement Violation"). Grantor shall have no liability arising from an Easement Violation, and Grantee shall indemnify and hold Grantor harmless from any liability arising from an Easement Violation, regardless of when the action or inaction giving rise to such liability was performed or not performed.

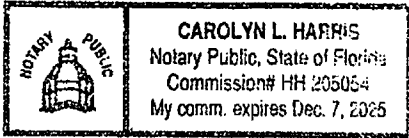
This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

WITNESS the following signatures and seals:

[SEE SIGNATURE PAGES ATTACHED HERETO]

Spring Hill Farms Trust

By: Stuart E. Buchanan (SEAL)
Stuart E. Buchanan, Trustee



STATE OF FLORIDA

COUNTY OF Polk, to-wit:

The foregoing instrument was acknowledged before me on the 4th day of December, 2024 by Stuart E. Buchanan, Trustee of Spring Hill Farms Trust, on behalf of said Trust.

My commission expires Dec. 7, 2025.

Carolyn Harris
Notary Public

Bibbee Real Estate, LLC

By: Jesse Bibbee (SEAL)
Jesse B. Bibbee, Its Manager

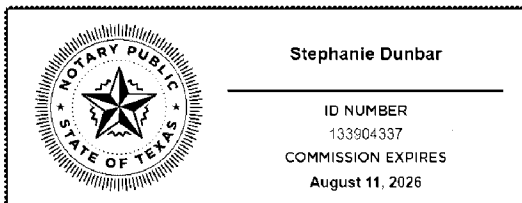
STATE OF Texas

COUNTY OF Cass, to-wit:

The foregoing instrument was acknowledged before me on the 5th day of December, 2024 by Jesse B. Bibbee, Manager of Bibbee Real Estate, LLC, a Florida limited liability company, on behalf of said company.

My commission expires 08/11/2026.

Stephanie Dunbar
Notary Public



Electronically signed and notarized online using the Proof platform.

Grantee's Address:

3923 W. Lemon St.
Tampa, FL 33609

INSTRUMENT 240003583
RECORDED IN THE CLERK'S OFFICE OF
HALIFAX COUNTY CIRCUIT COURT ON
DECEMBER 6, 2024 AT 08:26 AM
\$294.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$147.25 LOCAL: \$147.25
CATHY M. COSBY, CLERK
RECORDED BY: TLC