

CLR200000485

**Tax Map Identification Numbers: Bland Co. 30 A 1 &
Tazewell Co. 062 01 0005**
Tax Assessed Value: Bland Co. \$73,100.00
Tazewell Co. \$76,400.00

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

THIS DEED OF GIFT, made and entered into this the 1st day of September, 2020, by and between CHRISTOPHER E. REJOWSKI and EDWARD REJOWSKI, Father and Son, Grantors, and CHRISTOPHER E. REJOWSKI and AUTUMN HAMMER, Joint Tenants with the Right of Survivorship as at Common Law, Grantees, of 1994 Jaya Drive, Sherrills Ford, North Carolina 28673;

WITNESSETH:

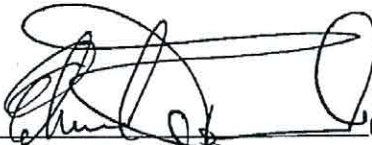
THAT for and in consideration of the love of the Grantors for the Grantees, and the further the sum of Ten and No/Dollars (\$10.00), cash in hand paid by the Grantees to the Grantors, the receipt and sufficiency of which is hereby acknowledged, the said CHRISTOPHER E. REJOWSKI and EDWARD REJOWSKI, Father and Son, Grantors, do hereby bargain, sell, grant and convey, *with Covenants of General Warranty of Title and Freedom from Encumbrances*, unto the said CHRISTOPHER E. REJOWSKI and AUTUMN HAMMER, Joint Tenants with the Right of Survivorship as at Common Law, Grantees, all that certain tract or parcel of land containing 64.04 acres, more or less, together with the improvements thereon and appurtenance thereunto belonging, situated in Bland and Tazewell County, Virginia, as shown on that

certain plat entitled "PLAT OF SURVEY OF BIG RIDGE, SECTION IV FOR CEDAR CREEK PARTNERS BUCKHORN DISTRICT, TAZEWELL COUNTY, VA. ROCKY GAP DISTRICT, BLAND COUNTY, VA. COMM. NO. 93489, F.B. REF. 93-3, SCALE: 1"=600', DATE: JANUARY 28, 1994" prepared by Berkley, Howell & Associates, P.C. Engineers-Surveyors-Planners, attached hereto and made a part hereof, for a more particular metes and bounds description and will be recorded in the Office of the Clerk of the Circuit Court of Bland County, Virginia, and found of record in Office of the Clerk of the Circuit Court of Tazewell County, Virginia, in Plat Book 36, at page 101, and on Plat Card 7402.

The real estate herein conveyed is the same real estate which Christopher E. Rejowski and Edward Rejowski acquired by Deed from Christopher E. Rejowski, dated June 19, 2014, and found of record in the said Clerk's Office of Bland County, Virginia, as Instrument Number 140000335 and the said Clerk's Office of Tazewell County, Virginia, in Deed Book 2014, at page 9239.

This conveyance is expressly subject to and beneficiary of any and all 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 signatures and seals: (on separate pages to follow)


EDWARD REJOWSKI (SEAL)

STATE OF SOUTH CAROLINA,

CITY/COUNTY OF Lancaster, to-wit:

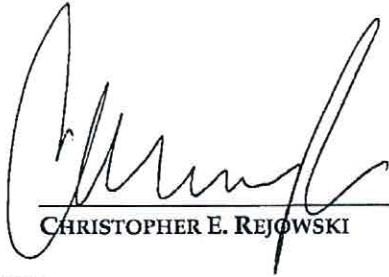
I hereby certify that the foregoing instrument was acknowledged
before me by EDWARD REJOWSKI on this the 10th day of September, 2020.

My commission expires: 20th Sept 2022

My registration number: N/A

H. J. Desai
NOTARY PUBLIC





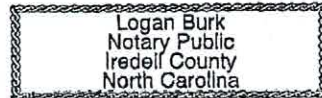
CHRISTOPHER E. REJOWSKI (SEAL)


STATE OF NORTH CAROLINA,

CITY/COUNTY OF Iredell, to-wit:

I hereby certify that the foregoing instrument was acknowledged
before me by CHRISTOPHER E. REJOWSKI on this the 11 day of September,
2020.

My commission expires: 4/28/21
My registration number: 201613000097
97





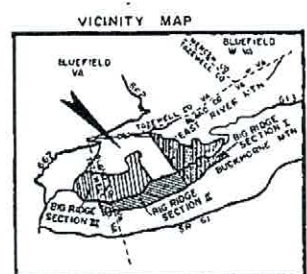
NOTARY PUBLIC

DEED BOOK 613, PAGE 307
PLAT WORK-36, PAGE 101
PLAT CARD-7402

POINT	BEARING	DISTANCE	POINT	BEARING	DISTANCE	POINT	BEARING	DISTANCE
1-2	S20°28'00"E	3470.42	48-44	S70°28'00"W	67.44	96-95	N17°33'48"E	211.58
2-3	S33°16'42"E	278.44	49-51	S77°28'13"W	181.13	95-96	N11°02'53"E	226.50
3-4	S66°11'04"E	111.35	50-51	S65°57'32"E	648.02	96-97	S37°23'35"E	176.54
4-5	S89°11'27"E	91.33	51-52	S45°16'22"E	635.40	97-98	N23°07'00"E	111.10
5-6	S78°13'01"E	70.90	52-53	S49°23'23"E	830.20	98-99	SEE CURVE A	
6-7	S75°48'38"W	82.75	53-54	S44°20'43"W	679.31	99-100	N53°57'21"W	111.47
7-8	S49°12'44"W	100.40	54-55	S77°07'48"E	381.94	100-101	SEE CURVE A	
8-9	S40°42'56"W	44.81	55-56	N76°28'02"W	154.22	101-102	SEE CURVE C	
9-10	S31°57'43"W	161.80	56-57	S67°08'41"W	184.57	102-103	N68°51'19"W	132.41
10-11	S20°16'55"W	132.32	57-58	S41°13'17"W	244.54	103-104	S27°51'59"W	171.32
11-12	S45°31'51"W	86.20	58-59	S72°51'24"W	121.29	104-105	S27°09'13"W	205.81
12-13	S44°02'51"W	122.07	59-60	S75°09'20"W	129.28	105-106	SEE CURVE D	
13-14	S44°23'12"W	118.18	60-61	S47°45'14"W	105.60	106-107	SEE CURVE E	
14-15	S47°16'18"W	245.33	61-62	S45°48'22"E	148.81	107-108	S47°00'52"W	325.48
15-16	S40°13'39"W	263.76	62-63	S40°28'03"W	81.54	108-109	SEE CURVE F	
16-17	S77°00'31"W	112.90	63-64	S40°51'17"E	122.74	109-110	S43°13'21"E	102.42
17-18	S46°33'07"W	75.50	64-65	S31°08'23"W	264.13	110-111	N74°48'33"E	220.80
18-19	S31°16'01"W	202.29	65-66	S41°54'46"E	234.82	111-112	S41°43'21"E	142.00
19-20	S49°40'53"W	488.84	66-67	S73°50'23"W	241.60	112-113	N78°18'33"E	146.00
20-21	S37°02'52"W	128.48	67-68	S69°05'48"W	93.94	113-114	N78°38'33"E	196.80
21-22	S40°22'43"W	143.31	68-69	N44°10'22"W	95.15	114-115	N78°28'33"E	241.60
22-23	S43°30'22"W	317.13	69-70	S14°48'03"E	73.62	115-116	N44°34'33"E	318.00
23-24	S51°29'54"W	43.55	70-71	S42°23'04"E	153.91	116-117	S44°31'33"E	412.00
24-25	S45°01'20"W	193.18	71-72	S28°23'33"E	211.29	117-118	S43°13'22"E	351.30
25-26	S43°30'22"W	104.93	72-73	S40°28'39"W	205.11	118-119	N73°48'33"E	247.40
26-27	S43°20'28"W	104.93	73-74	S40°07'38"E	104.45	119-120	S41°18'33"E	273.30
27-28	S70°04'40"W	80.05	74-75	N34°33'18"E	127.11	120-121	N70°28'33"E	248.40
28-29	S17°30'22"W	2179.24	75-76	S28°54'21"W	220.18	121-122	S16°45'33"E	260.40
29-30	S10°21'02"E	156.26	76-77	S29°24'10"W	203.88	122-123	S44°38'22"E	132.20
30-31	S49°36'37"E	144.19	77-78	S17°04'03"E	93.60	123-124	N49°22'43"E	43.75
31-32	S18°23'08"W	342.18	78-79	N49°02'01"E	117.19	124-125	N47°18'04"E	118.93
32-33	S44°19'24"W	1537.19	79-80	S23°38'41"E	130.43	125-126	N45°20'58"E	81.40
33-34	S18°30'01"E	58.00	80-81	N46°12'17"E	47.71	126-127	N43°04'54"E	1202.50
34-35	S17°00'11"W	155.53	81-82	S24°28'36"E	62.22	127-128	N41°50'01"E	311.70
35-36	S25°41'02"E	341.18	82-83	S31°15'57"E	115.36	128-129	S40°40'51"E	352.38
36-37	S07°44'47"E	189.15	83-84	S44°57'30"E	148.00	129-130	N10°19'09"E	189.80
37-38	S25°42'38"E	218.63	84-85	S20°12'30"E	144.84	130-131	S47°00'32"E	182.00
38-39	S29°38'10"E	150.69	85-86	N40°34'51"E	120.78	131-132	N77°44'09"E	316.00
39-40	S44°28'04"E	208.93	86-87	N39°12'13"E	170.82	132-1	S24°09'09"W	272.71
40-41	S40°58'11"E	378.78	87-88	N23°50'18"E	122.87			
41-42	S17°29'29"W	30.24	88-89	S37°14'42"E	236.41			
42-43	S07°07'24"E	31.10	89-90	S30°00'17"E	178.43			
43-44	S27°04'15"W	128.54	90-91	N44°56'03"E	143.80			
44-45	S14°43'18"W	91.20	91-92	N44°28'13"E	182.22			
45-46	S20°24'37"W	28.35	92-93	S52°31'28"E	256.82			
46-47	S27°41'11"W	116.41	93-94	N46°25'40"E	181.10			
47-48	S48°43'57"W	141.40						

CURVE DATA CHART

CURVE	BELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
A	122°18'24"	55.41	170.51	98.21	S04°26'40"W
B	24°47'00"	114.00	113.40	132.21	N44°00'42"W
C	10°42'36"	433.00	170.40	170.40	S43°30'24"W
D	15°18'00"	783.72	209.20	209.20	S10°48'12"E
E	64°47'18"	1170.24	64.24	64.24	S49°25'33"E
F	41°04'18"	24.58	30.24	24.58	S16°21'42"W



SOURCES OF TITLE
DEED BOOK 613, PAGE 207(TAZEWELL CC)
DEED BOOK 102, PAGE 730(BLAND CO)



OWNERS CERTIFICATION:
THE PROPERTY HEREIN DIVIDED IS A PORTION OF THE PROPERTY CONVEYED TO CEDAR CREEK PARTNERS BY DEED OF RECORD IN THE TAZEWELL COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 613, PAGE 307 AND IN THE BLAND COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 102, PAGE 730. THE PLATTING AND SUBDIVISION OF THIS TRACT OR PARCEL IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS OF THE PROPERTY.

CEDAR CREEK PARTNERS
BY *Frederick B. Allison*
Managing Partner

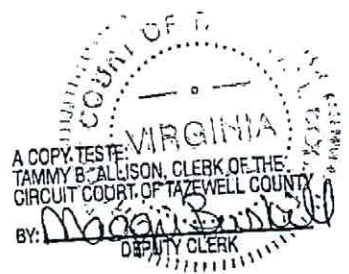
SURVEYORS CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION OF LAND IS IN ACCORDANCE WITH THE TAZEWELL COUNTY SUBDIVISION ORDINANCE AND AS SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THE SOURCE OF TITLE IS AS INDICATED IN THE OWNER'S STATEMENT. ALL RECORDS ARE OF RECORD IN THE CIRCUIT COURT CLERK'S OFFICE OF TAZEWELL COUNTY AND BLAND COUNTY, VIRGINIA.

BY *Fred C. Howell*
Surveyor

1. THE TRACTS IN THIS SUBDIVISION ARE NOT SERVED BY PUBLIC WATER OR PUBLIC SEWER.
2. THE STREETS AND ROADS IN THIS SUBDIVISION WILL NOT BE PAVED OR MAINTAINED WITH FUNDS OF TAZEWELL COUNTY OR FUNDS ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION. IN THE EVENT THAT OWNERS OF LOTS OR PARCELS IN THE SUBDIVISION SUBSEQUENTLY DESIRE THE ADDITION OF SUCH PRIVATE STREETS OR ROADS TO THE SECONDARY SYSTEM OF THE STATE HIGHWAYS FOR MAINTENANCE, THE COST TO UPGRADE IT TO THE PRESCRIBED STANDARDS MUST BE PROVIDED FROM FUNDS OTHER THAN THOSE ADMINISTERED BY THE VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION OF TAZEWELL COUNTY.

BERKLEY • HOWELL & ASSOCIATES, P.C. ENGINEERS • SURVEYORS • PLANNERS LYNCHBURG, VA.		PLAT OF BOUNDARY SURVEY FOR CEDAR CREEK PARTNERS	
SCALE N/A	DATE JANUARY 24, 1994	BUCKTHORNE DISTRICT POKY GAP DISTRICT COMM. NO. 03489	TAZEWELL COUNTY, VA BLAND COUNTY, VA FO REF 63-3 SHEET 1 OF 2

Plot Card 7402



INSTRUMENT 200000485
RECORDED IN THE CLERK'S OFFICE OF
BLAND CIRCUIT COURT ON
SEPTEMBER 15, 2020 AT 08:20 AM
REBECCA I. JOHNSON, CLERK
RECORDED BY: LCB

Lesa Berry, Dep

INSTRUMENT 200002415
RECORDED IN THE CLERK'S OFFICE OF
TAZEVELL COUNTY CIRCUIT COURT ON
SEPTEMBER 15, 2020 AT 09:53 AM
TAMMY B. ALLISON, CLERK
RECORDED BY: CGH

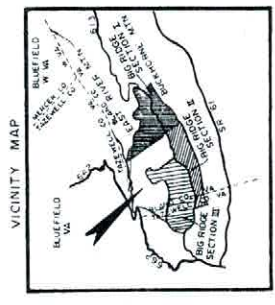
Cristal Hejner

101

DEED BOOK-411, PAGE 287
PLAT BOOK-36, PAGE 101
PLAT CORRECTED

CURVE DATA CHART

POINT	BELLA	CURVES	LENGTH	CHORD	CHORD BEARING
A	134°28'22"	35.21	176.45	176.45	S85°28'22"W
B	10°41'48"	41.06	176.48	176.48	S84°08'12"E
C	15°18'01"	181.27	296.29	296.29	S89°23'17"E
D	10°00'11"	28.58	16.48	16.48	N89°23'17"E



SOURCES OF TITLE
DEED BOOK 411, PAGE 287 (TASWELL CO.)
DEED BOOK 102, PAGE 730 (BLAND CO.)

POINT	BEARING	DISTANCE
64-98	S11°27'58"E	25.30
64-99	S81°27'18"W	126.38
65-98	S23°07'00"E	111.10
65-99	S83°53'21"W	311.42
66-98	SEE CURVE 1	
66-99	SEE CURVE 1	
67-98	S89°59'59"E	171.47
67-99	SEE CURVE 2	
68-98	SEE CURVE 2	
68-99	SEE CURVE 2	
69-98	S89°59'59"E	16.67
69-99	S89°59'59"E	144.80
70-98	S89°59'59"E	291.80
70-99	S89°59'59"E	371.30
71-98	S89°59'59"E	28.30
71-99	S89°59'59"E	278.20
72-98	S89°59'59"E	406.60
72-99	S89°59'59"E	431.25
73-98	S89°59'59"E	18.93
73-99	S89°59'59"E	120.20
74-98	S89°59'59"E	182.80
74-99	S89°59'59"E	182.80
75-98	S89°59'59"E	182.80
75-99	S89°59'59"E	182.80

POINT	BEARING	DISTANCE	
84-98	S89°59'59"E	101.60	
84-99	S89°59'59"E	101.60	
85-98	S89°59'59"E	81.56	
85-99	S89°59'59"E	81.56	
86-98	S89°59'59"E	121.24	
86-99	S89°59'59"E	121.24	
87-98	S89°59'59"E	141.63	
87-99	S89°59'59"E	141.63	
88-98	S89°59'59"E	85.35	
88-99	S89°59'59"E	85.35	
89-98	S89°59'59"E	73.62	
89-99	S89°59'59"E	73.62	
90-98	S89°59'59"E	105.81	
90-99	S89°59'59"E	105.81	
91-98	S89°59'59"E	205.11	
91-99	S89°59'59"E	205.11	
92-98	S89°59'59"E	216.58	
92-99	S89°59'59"E	216.58	
93-98	S89°59'59"E	201.26	
93-99	S89°59'59"E	201.26	
94-98	S89°59'59"E	117.24	
94-99	S89°59'59"E	117.24	
95-98	S89°59'59"E	150.63	
95-99	S89°59'59"E	150.63	
96-98	S89°59'59"E	82.22	
96-99	S89°59'59"E	82.22	
97-98	S89°59'59"E	115.16	
97-99	S89°59'59"E	115.16	
98-98	S89°59'59"E	148.95	
98-99	S89°59'59"E	148.95	
99-98	S89°59'59"E	122.87	
99-99	S89°59'59"E	122.87	
100-98	S89°59'59"E	278.61	
100-99	S89°59'59"E	278.61	
101-98	S89°59'59"E	181.22	
101-99	S89°59'59"E	181.22	
102-98	S89°59'59"E	150.90	
102-99	S89°59'59"E	150.90	
103-98	S89°59'59"E	804°25'40"E	101.10

OWNER CERTIFICATION:
THE PROPERTY HEREIN DIVIDED IS A PORTION OF THE PROPERTY CONVEYED TO CEDAR CREEK PARTNERS BY DEED OF RECORD IN THE PUBLIC RECORDS OF THE SHENANDOAH COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 121, PAGE 284. THE PARTING AND SUBDIVISION OF THIS TRACT ON PARCEL 15 WAS MADE IN ACCORDANCE WITH THE RECORDS WITH THE RECORDS OF THE SHENANDOAH COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 121, PAGE 284. THE PARTING AND SUBDIVISION OF THIS TRACT ON PARCEL 15 WAS MADE IN ACCORDANCE WITH THE RECORDS WITH THE RECORDS OF THE SHENANDOAH COUNTY CIRCUIT COURT CLERK'S OFFICE IN DEED BOOK 121, PAGE 284.

CEAR CREEK PARTNERS
BY *Richard W. Bassett*
Anthony Tostone

SUBDIVISION CERTIFICATION:
I HEREBY CERTIFY THAT THIS SUBDIVISION OF LAND IS IN ACCORDANCE WITH THE SHENANDOAH COUNTY SUBDIVISION ORDINANCE AND AS SHOWN HEREON IS THE TRUE AND CORRECT LOCATION OF THE SUBDIVISION OF THE PROPERTY AS SHOWN ON TITLE 15 AS INDICATED IN THE OWNER'S STATEMENT. ALL DEEDS ARE OF RECORD IN THE CIRCUIT COURT CLERK'S OFFICE OF SHENANDOAH COUNTY AND BLAND COUNTY, VIRGINIA.

Paul L. Howell
SURVEYOR

THE TRACTS IN THIS SUBDIVISION ARE NOT SERVED BY PUBLIC WATERS OR THE STREETS AND ROADS IN THIS SUBDIVISION WILL NOT BE MAINTAINED OR IMPROVED BY THE SHENANDOAH COUNTY DEPARTMENT OF PUBLIC WORKS. THE TRACTS IN THIS SUBDIVISION WILL NOT BE MAINTAINED OR IMPROVED BY THE SHENANDOAH COUNTY DEPARTMENT OF PUBLIC WORKS. THE TRACTS IN THIS SUBDIVISION WILL NOT BE MAINTAINED OR IMPROVED BY THE SHENANDOAH COUNTY DEPARTMENT OF PUBLIC WORKS.

PLAT OF BOUNDARY SURVEY FOR
BERKLEY-HOWELL & ASSOCIATES, P.C.
CEDAR CREEK PARTNERS
ENGINEERS • SURVEYORS • PLANNERS
LYNCHBURG, VA.
DATE: JANUARY 21, 1994
SCALE: N/A
COMM NO 93489
SHEET 1 OF 2

Plot Crd 7402

