

GLR230001149

GRANTEE'S ADDRESS:
4119 Kynwood Drive
Trinity, NC 27370

PREPARED BY:
Harold E. Slate, II, VSB #70299
403 Patrick Avenue
Stuart, VA 24171

Del to. 6/26/23
RETURN TO:
Appalachian Title Co., Inc.
104 W. Blue Ridge Street
Stuart, VA 24171

Title Underwriter: Fidelity National Title Ins. Co.

Assessed Value: \$84,400
Consideration: \$20,000

Tax Map #: 5315-14-()-10 and 5315-14-()-5-A
Account #: 15842 and 97850

TIMOTHY LEE WHITE
KRISTEN MICHELLE WHITE

FROM: DEED

GAENELL STEGALL
LONIE C. PRICE
Sole Heirs at Law of **HOWARD R. CANNADAY**

THIS DEED, made and entered into this 23rd day of June, 2023, by and between GAENELL STEGALL and LONIE C. PRICE, by ROGER M. PRICE, her Agent, Sole Heirs at Law of HOWARD R. CANNADAY, Grantors, and TIMOTHY LEE WHITE and KRISTEN MICHELLE WHITE, Grantees;

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey unto the said TIMOTHY LEE WHITE and KRISTEN MICHELLE WHITE, husband and wife, as tenants by the entirety with rights of survivorship as at Common Law, in fee simple with Special Warranty of title, all those two certain tracts or parcels of land with improvements thereon and appurtenances thereunto belonging, situated on or near the southwest margin of Elf Trail, in the Smith River Magisterial District of Patrick County, Virginia, and being the remainder of Tract B and all of that 50 foot reserved lot lying

HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

between Lots #75 and #76, as shown on map of Fairystone Acres, Section 1, prepared by J. Walter Jones, Jr., CLS, of record in the Clerk's Office of the Circuit Court of Patrick County, Virginia, in Plat Book 4, page 57; that portion of Tract B being bounded and described as follows, to-wit:

BEGINNING at a stake in the rear corner of Lots #76 and #77; thence with Foley's line, conveyed by deed dated June 7, 1984, in a southeasterly direction 680 feet, more or less, to an old set stone as shown on plat; thence North 36 deg. 20 min. west (erroneously called North 63 deg. 20 min.) 258 feet to James L. Craig's corner; thence with Craig's line in a northeasterly direction 758.63 feet, more or less, to back corner between Lots #74 and #75; thence with rear line of lot #75, "Reserved Strip" and Lot #76, South 56 deg. 06 min. East 117.13 feet and South 44 deg. 55 min. 40 sec. East 177.65 feet to beginning, Containing 4.50 acres, more or less; and

BEING those same two tracts or parcels of land conveyed to Howard R. Cannaday by Deed from Charles L. Neely, III, dated June 7, 1985, and recorded in the aforesaid Clerk's Office in Deed Book 243, page 737, to which deed and map reference is here made for a more particular description of the property herein conveyed.

Howard R. Cannaday died intestate June 3, 2021, and pursuant to the Real Estate Affidavit recorded in the aforesaid Clerk's Office as Instrument Number WF210000171, he was survived by Gaenell Stegall and Lonie C. Price, Grantors herein.

By Power of Attorney recorded in the aforesaid Clerk's Office as Instrument Number 230001147, Lonie C. Price appointed Roger M. Price as her Agent, with the authority to execute this Deed on her behalf.

The said Roger M. Price, Agent for Lonie C. Price, hereby states that he has not, at the time of the execution of this Deed, received actual knowledge or actual notice of the revocation

or termination of such power of attorney by death, disability or otherwise, or notice of any facts indicating the same.

This conveyance is subject to any and all easements, covenants and restrictions of record as they may lawfully apply to the aforesaid property.

NO TITLE EXAMINATION PERFORMED BY HAROLD E. SLATE, II NOR H. E. "CHIP" SLATE, II, P.C. IN PREPARING THIS DEED AND THIS DEED PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY.

WITNESS the following signatures and seals.

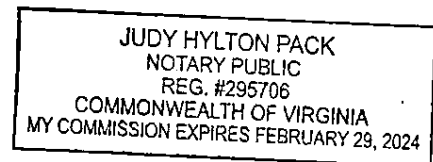
Maenel Stegall
GAENELL STEGALL

STATE OF VIRGINIA,
COUNTY OF PATRICK, TO-WIT:

The foregoing Deed was acknowledged before me by GAENELL STEGALL, Heir at Law of HOWARD R. CANNADAY, this 23 day of June, 2023.

Judy Hylton Pack
Notary Public

My Commission expires: 2-29-2024
Notary Registration #: 295706



HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

Lonie C. Price

LONIE C. PRICE

By:

Roger M. Price

ROGER M. PRICE, Agent for LONIE C. PRICE

STATE OF VIRGINIA,
COUNTY OF PATRICK, TO-WIT:

The foregoing Deed was acknowledged before me by ROGER M. PRICE, Agent for
LONIE C. PRICE, Heir at Law of HOWARD R. CANNADAY, this 26 day of
June, 2023.

Judy Hylton Pack
Notary Public

My Commission expires: 2-29-2024
Notary Registration #: 295706

JUDY HYLTON PACK
NOTARY PUBLIC
REG. #295706
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES FEBRUARY 29, 2024

HAROLD E. SLATE, II
ATTORNEY AT LAW
H.E. "CHIP" SLATE, II, P.C.
FLOYD, VIRGINIA
STUART, VIRGINIA
VSB #70299

INSTRUMENT 230001149
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
JUNE 26, 2023 AT 03:17 PM
\$84.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$42.25 LOCAL: \$42.25
SHERRI M. HAZLEWOOD, CLERK
RECORDED BY: LHW