

Del to: RETURN TO:
6/22/20 ALAN BLACK
PO BOX 1078
STUART, VA 24171

2000979
2000979

THIS DEED PREPARED BY ALAN H. BLACK, VSB# 30614
Title Insurance; UNKNOWN

CYNTHIA G. CURTIS

TAX ID #: 4514-()-297K

FROM: PROPERTY SETTLEMENT DEED ACCOUNT #: 67347
TAX EXEMPT PURSUANT TO
SECTION 58.1-811.16

JEFFREY L. CURTIS
CYNTHIA G. CURTIS

NP

THIS PROPERTY SETTLEMENT DEED, made this the 27th day of April, 2020, by and between **JEFFREY L. CURTIS** and **CYNTHIA G. CURTIS**, Grantors, parties of the first part, and **CYNTHIA G. CURTIS**, Grantee, party of the second part, whose address is 14 Leeson Street, St. Catharines, ON L2T2R3, Canada.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of and pursuant to a Separation Agreement, the parties of the first part do hereby grant and convey with Covenants of General Warranty of Title and New English Covenants of Title unto the party of the second part, **CYNTHIA G. CURTIS**, all of that tract of land, together with the improvements thereon and appurtenances thereunto belonging, lying and being in Blue Ridge Magisterial District of Patrick County, Virginia, containing 4.904 acres, more or less.

AND BEING the same tract conveyed unto Jeffrey L. Curtis and Cynthia G. Curtis, husband and wife, as tenants by the entireties with the right of survivorship, by deed dated November 28, 2007, from Lloyd Lee Bumgarner, Jr. and Patricia

Bumgarner, recorded in the Clerk's Office of the Circuit Court of Patrick County, Virginia, as Instrument Number 0703300.

Reference is hereby made to the aforementioned deed for a further and more accurate description of the property herein conveyed.

Said conveyance is subject to all reservations, rights-of-way and easements which may be of record in the aforesaid Clerk's Office.

WITNESS the following signatures and seals:

NO TITLE EXAMINATION REQUESTED

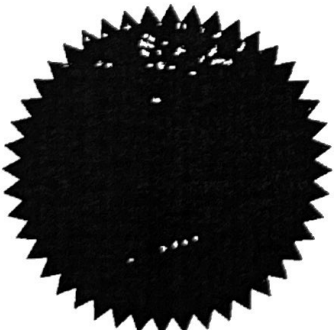


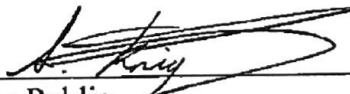
JEFFREY L. CURTIS (SEAL)

Province
STATE OF Ontario in the Regional
COUNTY/CITY OF St. Catharines Municipality of Niagara, Canada, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that **JEFFREY L. CURTIS**, whose name is signed to the foregoing deed bearing date on the 7th day of May, 2020, has personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of same.

GIVEN under my hand this the 7th day of May, 2020.





Notary Public
My Commission expires N/A
Notary Registration No.: LSUC 66336N
Shaun Knights

INTENTIONALLY LEFT BLANK

Cynthia G. Curtis (SEAL)
CYNTHIA G. CURTIS

Province
STATE OF Ontario

COUNTY/CITY OF Thorold, to-wit:

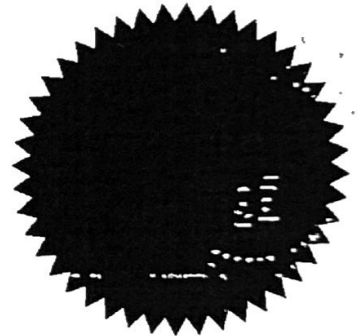
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that **CYNTHIA G. CURTIS**, whose name is signed to the foregoing deed bearing date on the 27th day of April, 2020, has personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of same.

GIVEN under my hand this the 12 day of May, 2020

James Clark
Notary Public

My Commission expires n/a

Notary Registration No.: LSUC 26758R



INSTRUMENT 200000979
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
JUNE 22, 2020 AT 11:46 AM
SHERRI M. HAZLEWOOD, CLERK
RECORDED BY: DXA