

DEED OF BARGAIN AND SALE

This deed is exempt from the recordation taxes imposed by §§ 58.1-801 and 58.1-803 of the Code of Virginia (1950), as amended, pursuant to § 58.1-811.

CONSIDERATION: \$80,000.00

GRANTEE'S ADDRESS: _____

THIS INSTRUMENT PREPARED BY: Robert W. Jones, Jr.
County Attorney
P. O. Box 80
Isle of Wight, VA 23397

THE EXISTENCE OF TITLE INSURANCE IS UNKNOWN TO THE PREPARER

Tax Map # 21-01-083D

THIS DEED OF BARGAIN AND SALE, made and entered into this ____ day of December, 2019 by and between **ISLE OF WIGHT COUNTY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, party of the first part, Grantor and Jason E. **ELMORE** and Megan H. **ELMORE**, husband and wife, parties of the second part, Grantees, whose mailing address is _____, Virginia _____.

WITNESSETH:

WHEREAS, by motion duly adopted by the Isle of Wight County Board of Supervisors at a duly advertised public meeting held on December 12, 2019, the Board of Supervisors of the Isle of Wight County did approve the transfer of the hereinafter described land to the Grantee.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell, and convey, in fee simple, with SPECIAL WARRANTY unto the Grantee, the following described real estate, to-wit:

All of that certain tract, piece or parcel of land situate, lying and being in the Newport Magisterial District, Isle of Wight County, Virginia, containing approximately 30.43 acres, more or less, designated as "Parcel D" on that certain plat of survey entitled "PLAT SHOWING SUBDIVISION PROPERTY OF ISLE OF WIGHT COUNTY LOCATED ON GREAT SPRINGS ROAD, NEWPORT MAGISTERIAL DISTRICT, ISLE OF WIGHT COUNTY, VIRGINIA SCALE: 1"= 200', JUNE 6, 2013" made by Canada Land Surveying, a copy of which plat of

survey is recorded in the Clerk's Office of the Circuit Court of Isle of Wight County, Virginia, as Instrument Number 2013-52-1&2, reference to which plat is here made for a complete metes and bound description of the property herein conveyed.

It being a portion of the property conveyed to the Grantor by Deed from Pete B. Jones dated December 2, 2011, duly recorded in the Clerk's Office of the Circuit Court of the County of Isle of Wight as Instrument Number 110004877.

Together with all and singular the buildings and improvements, thereon, the rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

This conveyance is made subject to any 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.

In Witness Whereof, the Board of Supervisors of the Isle of Wight County, Virginia, pursuant to a motion duly adopted on December 21, 2019, has caused William M. McCarty, Chairman of the Board of Supervisors of the Isle of Wight County, Virginia to affix his signature and seal hereto:

[Signatures pages to follow]

Isle of Wight County, Virginia

By: _____
William M. McCarty, Chairman

STATE OF VIRGINIA,
COUNTY OF ISLE OF WIGHT, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by William M. McCarty, Chairman, on behalf of the Isle of Wight County, Virginia.

My commission expires: _____.

Notary Public

Attest:

Carey Mills Storm, Clerk

Approved as to Form:

Robert W. Jones, Jr.
County Attorney for
Isle of Wight County, Virginia