

This Document Was Prepared By: Jeffrey L. Campbell

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SMYTH COUNTY VIRGINIA

2022 JUL 27 PM 1:14



CAMPBELL LAW FIRM
P. O. Box 986
Marion, VA 24354
276-783-8197

VIRGINIA STATE BAR ID OF PREPARER: 45247

TAX MAP NO. OF SOURCE OF PROPERTY CONVEYED: 171-71-5

TAX ASSESSED VALUE: \$85,500

THIS DEED OF BARGAIN AND SALE made this 26th day of June, 2022 by and between MICHAEL GLENN SNYDER, HALEY ELIZABETH SNYDER, and JULIE A. SNYDER, Grantors, and DONALD E. CORNWELL, JR. and ZINA T. CORNWELL, husband and wife, Grantees, whose address is P.O. Box 1065, Marion, Virginia 24354;

: W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED TWELVE THOUSAND TWO HUNDRED DOLLARS, (\$112,200.00), cash in hand paid, the receipt of which is acknowledged by the Grantors, the said Grantors do hereby grant and convey unto the said Grantees, with General Warranty of title and with the English Covenants and as tenants by the entirety with the right of survivorship as at common law, all the right, title and interest, the following described property, to wit:

Those certain tracts or parcels of land lying and being in the Town of Marion, Smyth County, Virginia, and described as follows:

Tract One: All that certain parcel or lot of land, in the "ATKINS ADDITION" to the Town of Marion, Virginia near the new Passenger Depot, and designated on the map of said "Addition" as Lot No. 3 and bounded and described by a recent survey made by Phipps Miller as follows:

Beginning at a stake on the North side of Railroad Avenue, a corner to Lot sold to C. T. Stephenson and running thence with Stephenson's line, N. 30 E. 143 feet to a stake, corner to same, and in South line of back alley, thence with the South line of said Alley, N. 66 W. 83 feet to stake, corner between Lots 3 & 4 thence S. 26 ½ W. 139 feet to a stake in North line of Railroad Avenue, thence with said North line of said Avenue S. 63 ½ E. 75 feet to the place of beginning.

AND BEING the same property conveyed to Michael Glenn Snyder and Haley Elizabeth Snyder, by Deed from Glenn Ray Snyder, dated May 27, 2005, filed for record in the Clerk's Office of the Circuit Court of Smyth County, Virginia, in Deed Book 681 Page 411.

Tract Two: All that certain lot or parcel of land, near the Passenger Station, and in what is known as the Atkins Addition to the Town of Marion, Virginia, and designated on the map of said "ADDITION" as Lot No. 4 and bounded and described as follows:

"Beginning at a stake on the North side of R.R. Avenue, a corner between Lots 4 & 3 thence with the line between said Lots 4 & 3, N. 26 ½ E. 139 feet to a stake on the South side of an Alley, thence with the South side of said Alley, N. 66 W. 76 feet to a stake at the intersection of said Alley with a 30 foot street, thence with the East side of said street, S. 20 N. 140 feet to a stake at the intersection of said street with R.R. Avenue, thence with the North side of said Avenue, S. 67 E. 60 feet to the place of beginning.

AND BEING the same property conveyed to A. C. Snyder, by Deed from Z. T. Atkins and Alice O. Atkins, his wife, dated November 24, 1906, filed for record in the Clerk's Office of the Circuit Court of Smyth County, Virginia, in Deed Book 32 Page 587.

As evidenced by a Real Estate Affidavit of record in the aforesaid Clerk's Office in Will Book 2022, Page 690, the said Archie Conner Snyder, who is one and the same person as A. C. Snyder departed this life intestate on April 1, 1957 leaving Sara B. Wygal Snyder and Roy Glenn Snyder as his sole heirs at law.

As evidenced by a Real Estate Affidavit of record in the aforesaid Clerk's Office in Will Book 2022, Page 691, the said Sara B. Wygal Snyder, a/k/a Sarah B. Snider departed this life intestate on May 21, 1963, leaving Roy Glenn Snyder as her sole heir at law.

As evidenced by a Real Estate Affidavit of record in the aforesaid Clerk's Office in Will Book 2022, Page 692, the said Roy Glenn Snyder departed this life intestate on January 10, 1985, leaving Irene Lytton Snyder as his sole heir at law.

The said Irene Lytton Snyder departed this life testate on December 15, 2008 and pursuant to the Terms of Her Last Will and Testament of record in the aforesaid Clerk's Office in Will Book 63, Page 574, she devised her property unto her grandchildren: Julia A. Snyder and Michael G. Snyder.


Reference to said survey, deed and will is here made for a more definite description of the property herein conveyed and for chain of title.

This property is SUBJECT to such rights-of-way or easements for access by others or utilities which are of record in the aforesaid Clerk's Office or are apparent to observation.

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

This deed was prepared without the benefit of a title search by the preparer.

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

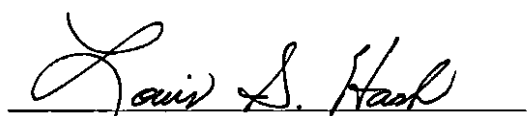

MICHAEL GLENN SNYDER

STATE OF Virginia
CITY/COUNTY OF Smyth, to-wit:

The foregoing instrument was acknowledged before me this 26th day of July, 2022, by MICHAEL GLENN SNYDER.



LOUIS S. HASH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
COMMISSION NO. 4086426


Notary Public
Registration No. 4066426

My commission expires: 12-31-2022

WITNESS THE FOLLOWING SIGNATURES AND SEALS.

Haley Elizabeth Snyder
HALEY ELIZABETH SNYDER

STATE OF Virginia
CITY/COUNTY OF Smyth, to-wit:

The foregoing instrument was acknowledged before me this 26th day of July, 2022, by HALEY ELIZABETH SNYDER.



LOUIS S. HASH
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
COMMISSION NO. 4066426

Louis S. Hash
Notary Public
Registration No. 4066426

My commission expires: 12-31-2022

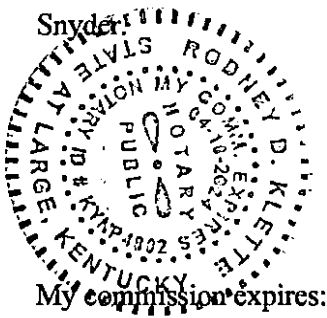
WITNESS THE FOLLOWING SIGNATURES AND SEALS.

Julie A. Snyder
JULIE A. SNYDER

STATE OF Ky

CITY/COUNTY OF HARDEN, to-wit:

The foregoing instrument was acknowledged before me this 26th day of July, 2022, by Julie A.

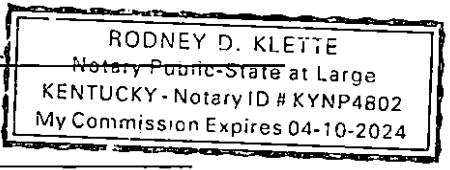


My commission expires: _____.

Rodney D. Klette

Notary Public

Registration No. _____



INSTRUMENT 220001889
RECORDED IN THE CLERK'S OFFICE OF
SEVENTH CIRCUIT COURT ON
JULY 27, 2022 AT 01:17 PM
\$112.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$56.25 LOCAL: \$56.25
JOHN H. GRAHAM, CLERK
RECORDED BY: AAM