

**VIRGINIA LAND RECORD COVER SHEET  
FORM A – COVER SHEET CONTENT**

Instrument Date: **05/10/2021**  
Instrument Type: **DBS**  
Number of Parcels: **1** Number of Pages: **2**  
 City  County

**PULASKI**

TAX EXEMPT? **VIRGINIA/FEDERAL LAW**

Grantor:  
 Grantee:  
Consideration: **\$384,689.34**  
Existing Debt: **\$0.00**  
Actual Value/Assumed: **\$48,000.00**  
**PRIOR INSTRUMENT UNDER § 58.1-803(D)**

Original Principal: **\$0.00**  
Fair Market Value Increase: **\$0.00**  
Original Book Number: \_\_\_\_\_ Original Page Number: \_\_\_\_\_

Prior Recording At:  City  County

**PULASKI**

Percentage In This Jurisdiction: **100%**

**BUSINESS / NAME**

**1**  Grantor: **SUSAN F. DOBYNS**  
**2**  Grantor: **DAVID L. DOBYNS**  
**1**  grantee: **EBBS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY**  
 grantee:

**GRANTEE ADDRESS:**

Name: **EBBS, LLC, A Virginia Limited Liability Company**  
Address: **6500 Ruebush Road**  
City: **Dublin** State: **VA** Zip Code: **24084**  
Book Number: \_\_\_\_\_ Page Number: \_\_\_\_\_ Instrument Number: **030003871**  
Parcel Identification Number (PIN): \_\_\_\_\_ Tax Map Number: **037-001-0000-0004**  
Short Property Description: **Parce 1 & Parcel 2 - 93.3712 acres**

Current Property Address: **TBD Lee Highwa**

City: **Dublin** State: **VA** Zip Code: **24084**  
Instrument Prepared By: **Kendall O. Clay, PC** Recording Paid By: **Kendall O. Clay, PC**  
Recording Returned To: **Kendall O. Clay, PC**  
Address: **PO Box 827**  
City: **Independence** State: **VA** Zip Code: **24348**

**INSTRUMENT 202102163  
RECORDED IN THE CLERK'S OFFICE OF  
PULASKI COUNTY CIRCUIT COURT ON  
MAY 25, 2021 AT 03:18 PM  
\$385.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$192.50 LOCAL: \$192.50  
MAETTA H CREWE, CLERK  
RECORDED BY: ARD**

*(Area Above Reserved For Deed Stamp Only)*

Original Instrument Number: \_\_\_\_\_

PREPARED BY KENDALL O. CLAY, P.C. – VSB No. 12702  
Return To: P.O. Box 827, Independence, Virginia 24348  
Title Agency: Fidelity National Title Insurance Company  
Tax Map No. 037-001-0000-0004 Account No. 05650  
Purchase Price: \$384,689.34 Assessed Value: \$48,600.00

THIS DEED, made this 25th day of May, 2021, by and between **SUSAN F. DOBYNS** and **DAVID L. DOBYNS**, her husband, **GRANTORS**, and **EBBS, LLC**, a Virginia Limited Liability Company, 6500 Ruebush Road, Dublin, Virginia 24084, **GRANTEE**.

**: WITNESSETH :**

THAT for and in the consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby expressly acknowledged, the **GRANTOR** does hereby bargain, sell, grant and convey, in fee simple, with General Warranty and English Covenants of Title, unto the **GRANTEE**, all those certain tracts or parcels of land together with the appurtenances thereunto, situate, lying and being in the Cloyd Magisterial District of Pulaski County, Virginia, more particularly designated and described as follows:

**PARCEL NO. 1: BEING** that certain tract or parcel of land containing 92.3604 acres, more or less, as shown on a plat of survey entitled “Boundary Survey For David L. & Susan F. Dobyms Lying In The Cloyd Magisterial District Pulaski County, Virginia,” by Mathews and Henegar, PLC, dated March 4, 2003, Job No. F-421802, a copy of which is recorded in the Clerk’s Office of the Circuit Court Pulaski County, Virginia, as Instrument No. 030003870, Plat Cabinet 1, Slide 398, Page 7

**AND BEING** the same land conveyed to Susan F. Dobyms and David L. Dobyms, her husband, by deed dated May 7, 2003 from Susan F. Dobyms, which deed is recorded in the aforesaid Clerk’s Office as Instrument No. 030003871.

**PARCEL NO. 2: BEING** that certain tract or parcel of land containing 1.0108 acres, more or less, as shown on a plat of survey entitled “Boundary Line Adjustment On The Property Of David L. & Susan F. Dobyms And Charles W. & Elizabeth S. Nye Lying In The Cloyd Magisterial District

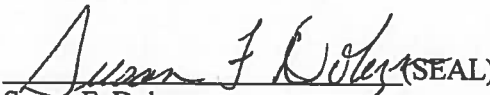
Pulaski County, Virginia," by Mathews and Henegar, PLC, dated March 14, 2005, revised March 29, 2005, Job No. F-421802, a copy of which is recorded in the aforesaid Clerk's Office in Plat Cabinet 2, Slide 30, Page 6.

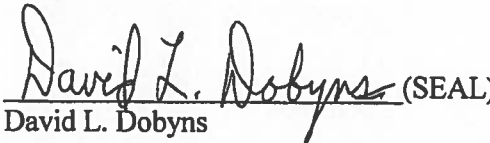
**AND BEING** the same land conveyed to David L. Dobyms and Susan F. Dobyms, his wife, by deed dated April 18, 2005 from Charles W. Nye and Elizabeth S. Nye, his wife, which deed is recorded in the aforesaid Clerk's Office as Instrument No. 050002277.

Parcel No. 1 and Parcel No. 2 are combined for a total of **93.3712 acres**, more or less.

This conveyance is further subject to any, and all conditions, covenants, reservations, restrictions, easements, rights-of-way, and agreements of record, if any, to the extent that they may lawfully apply to the herein above property, and to such a state of fact as would be disclosed by an actual physical inspection of the premises.

WITNESS the following signatures and seals:


  
Susan F. Dobyms (SEAL)

  
David L. Dobyms (SEAL)

STATE OF VIRGINIA,  
CITY OF RADFORD, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this 25<sup>th</sup> day of May, 2021, by Susan F. Dobyms and David L. Dobyms, her husband.

(NOTARY SEAL)

  
Notary Public

My Commission expires: May 31, 2023  
JEFFERSON DEVELOPMENT-DOBYMS DEED

