

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantees, as joint tenants with the right of survivorship, and not as tenants in common, in and to the following described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

The above-described property is subject to the following restrictions:

1. No Hunting.
2. No singlewide mobile homes.

Grantor herein reserves unto themselves, their successors, heirs and assigns, a perpetual right of way easement, ten (10) feet in width, with such 10' strip lying along the front boundary line of said property, adjacent to State Route No.665, being shown as "10' Strip Along Entire Frontage hereby dedicated to VDOT for Public Use," for public use and utilities, as shown on that certain plat of survey, entitled "Hunter Path Subdivision" prepared by Elisha E. Hodges, III, Land Surveyor of Maxey & Associates, P.C., dated January 14,

Terri Atkins Wilson P.C.
Attorney at Law
117 North Main Street
Farmville, VA 23901
Phone 434-392-1422

2022, and recorded in the Circuit Court Clerk's Office of Prince Edward County, Virginia, with Instrument No. 202201063, Slide B 58#6 and Slide B59#1.

This conveyance is made subject to all recorded easements, conditions, restrictions and reservations appearing of record which affect the said property.

The Grantor covenants that it has the right to convey such lands to the Grantees; that it has done no act to encumber such lands; that the Grantees shall have quiet possession of such lands free from all encumbrances; and that it will execute such further assurances of such lands as may be requisite.

IN WITNESS WHEREOF, the above Limited Liability Company Grantor has caused this instrument to be executed in the appropriate company name by the duly authorized managing member.

STERLING INVESTMENTS, L.L.C.
A Virginia limited liability company

 (SEAL)
Brian T. Atkins, Managing Member

STATE OF VIRGINIA

COUNTY OF PRINCE EDWARD, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that BRIAN T. ATKINS, Managing Member of STERLING INVESTMENTS, L.L.C., whose name is signed to the foregoing instrument, has acknowledged the same before me in my jurisdiction aforesaid on behalf of the corporation.

Given under my hand this 1st day of August, 2023.


Notary Public

My commission expires:

8/31/2027

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