

140000131

Property Address: 597 LOVELL ROAD PILOT, VA 24138  
Mailing Address: 1108 E. MAIN ST., STE 600, RICHMOND, VA 23291  
Prepared By: J. WARREN TOMLIN (VSB#28581)  
TOMLIN LAW PLLC  
6052 PROVIDENCE RD. STE 203  
VIRGINIA BEACH, VA 23464  
Title Insurance: NONE ISSUED  
PARCEL ID #: 17-26 & 17-29

THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO §58.1-811(A)(10) OF THE 1950 CODE OF VIRGINIA, AS AMENDED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

### DEED

THIS DEED, made this 31st day of DECEMBER, 2013, by and between, GUY CAMERON CROWGEY and NANCY JONES CROWGEY, Grantors, and SHADOW VIEW FARM, LLC, a Virginia limited liability company, Grantee.

### WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey with **GENERAL WARRANTY** and **MODERN ENGLISH COVENANTS OF TITLE**, in fee simple, unto **SHADOW VIEW FARM, LLC**, Grantee, the following described property, to-wit:

SEE SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

PG0048 JAN 28 11

Mailed 1-28-14 Guy C. Crowgey, J.D. Esq.  
1108 E. Main Street, Suite 600  
Richmond, VA 23219

PG0049 JAN 28 11

This conveyance is made expressly subject to the conditions, easements, restrictions and reservations of record, if any, affecting the aforesaid property and constituting constructive notice; but there is no intention by this reference to reimpose or to extend any of the same.

WITNESS the following signatures and seals:

Guy L. Crowgey (SEAL)  
GUY CAMERON CROWGEY

Nancy J. Crowgey (SEAL)  
NANCY JONES CROWGEY

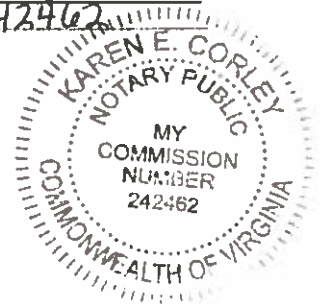
COMMONWEALTH OF VIRGINIA, at large  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of  
DECEMBER, 2013, GUY CAMERON CROWGEY.

Karen E. Corley Bradley  
Notary Public # 242462

My commission expires:  
4/30/2016

Commissioned as  
Karen E. Corley



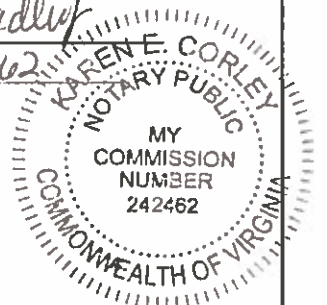
COMMONWEALTH OF VIRGINIA, at large  
CITY/COUNTY OF Richmond, to-wit:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of  
DECEMBER, 2013, NANCY JONES CROWGEY.

Karen E. Corley Bradley  
Notary Public # 242462

My commission expires:  
4/30/2016

Commissioned as  
Karen E. Corley



## SCHEDULE "A"

### TRACT 1

CONTAINING 84 acres, more or less, lying and being on the waters of Brush Creek and the waters of Little River, lying on the east side of the road leading from J. L B. Anderson to Lew Lawrence Farm, and being that part of the following three certain tracts or parcels of land that lie on the east side of said road:

TRACT NO. 1: That certain tract or parcel of land, containing 80 acres, more or less, that was conveyed to W. M Bugg, by deed from Lewis Weaver and wife, dated March 1, 1879, or record in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book Q, at page 100.

TRACT NO. 2: That certain tract or parcel of land, containing 1  $\frac{3}{4}$  acre, more or less, that was conveyed to W. M. Bugg, by deed from G. M. D. Hall, et al, dated December 6, 1895, of record in the aforesaid Clerk's Office in Deed Book Y, at page 152.

TRACT NO. 3: That certain tract or parcel of land, containing 8 acres, 33 poles, more or less, that was conveyed to Mary J. Bugg, by deed from S. F. Lawrence and wife, dated September 24, 1896, of record in the aforesaid Clerk's Office in Deed Book Y, at page 151; and

BEING the same property conveyed to Junius E. Crowgey and Mary B. Crowgey, husband and wife, by deed dated April 15, 1966, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 91, page 655, said Mary B. Crowgey having died testate on August 13, 1989, thereby vesting fee simple title in Junius E. Crowgey, and

BEING the same property conveyed by Deed of Gift from Junius E. Crowgey to Guy Cameron Crowgey, Trustee under a certain Irrevocable Trust Agreement # 1, dated December 31, 1992, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, Instrument #960001950, at Page 0007.

AND

**SCHEDULE "A"**

(continued)

**TRACT 2**

Tract No. 7, containing 61.796 Acres, as shown on a plat of survey entitled "Carl N. McNeil, F. Earl Frith 530.219 Acres, Little River Magisterial District Route 1, Pilot, VA, Floyd County," prepared by David B. Scott, C.L.S., dated 27 December 1971, which plat is of record in the Office of the Clerk of the Circuit court of Floyd County, Virginia in Plat Book 1, page 79.

BEING the same property conveyed to Junius E. Crowgey, married, by deed dated April 26, 1984, recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 145, page 114.

BEING the same property conveyed to Guy Cameron Crowgey, Trustee under a certain Irrevocable Trust Agreement #1, dated December 31, 1992, and recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, Instrument #960001950, at Page 0007.

AND FURTHER BEING the same property conveyed to the Grantors herein by deed dated November 8, 2013, from James Reed Blincoe Crowgey and Junius E. Crowgey, Jr., Joint Trustees of the Junius E. Crowgey Irrevocable Trust Agreement #1 dated December 31, 1992, recorded in the aforesaid Clerk's Office on November 21, 2013, as Instrument #130002079.

VIRGINIA: In the Clerk's Office of the Circuit Court of Floyd County

*January 27, 2014*, at *1:29 P* M  
This instrument received in office, and with certificate thereto attached admitted to record. The tax imposed by Section 58.1-602 of the code in the amount of \$ \_\_\_\_\_ has been paid.

Tested *WENCELL G. PETERS*, Clerk

*Don Lusher* D.C.

PG0051 JAN28-