

2021 Warrick Ave
Petersburg, VA 24134

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HC

THIS SPECIAL COMMISSIONER'S DEED, made and entered into this 8 day of February, 2006, by and between **HARRIET D. DORSEY, SPECIAL COMMISSIONER, GRANTOR**, and **ROBERT A. GIVENS, GRANTEE**

WITNESSETH

WHEREAS by decree entered by the Circuit Court of the County of Giles, Virginia on February 8, 2006 in the chancery cause of **BETTY B. FLETCHER, EXECUTRIX OF THE ESTATE OF LARRY ANDREW BRADLEY V. NANCY M. PAYNE AND CHELSA BRADLEY, AN INFANT**, recorded in the Office of the Clerk of the Circuit Court of the County of Giles, Virginia as Instrument Number _____ Harriet D. Dorsey was appointed Special Commissioner for the purpose of executing a deed and collecting the sale proceeds for the hereinafter described real estate of Nancy M. Payne, Chelsa Bradley, a minor and Betty Fletcher as Executor and Trustee under the Last Will and Testament of Larry Andrew Bradley, Deceased; and,

WHEREAS said decree approved and confirmed the sale of such property to **ROBERT A. GIVENS**, and the Special Commissioner was ordered, upon receipt of the purchase price, to convey the real estate by good and sufficient deed with Special Warranty of Title to **ROBERT A. GIVENS**; and,

WHEREAS the sale price in the amount of **TWENTY SIX THOUSAND DOLLARS (\$26,000.00)** has been paid to the Special Commissioner; and,

WHEREAS the persons on whose behalf this conveyance is made are **NANCY M. PAYNE, CHELSA BRADLEY, a minor, and BETTY FLETCHER AS EXECUTOR AND TRUSTEE UNDER THE LAST WILL AND TESTAMENT OF LARRY ANDREW BRADLEY as by statute provided.**

NOW THEREFORE, in consideration of the premises and the sum of Twenty Six Thousand Dollars (\$26,000.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, the said Grantor does hereby grant, bargain, sell and convey with **SPECIAL WARRANTY OF TITLE** unto the said **ROBERT A. GIVENS**, the following described real estate situate approximately 2 ½ miles west of the Town of Narrows, in the County of Giles, State of Virginia, to wit:

FIRST: Lots Nos. 47, 48 and 49, as shown upon a map of the Mountain View Addition No. 2, of the lands of Marvin L. Robertson, which map is of record in the Circuit Court Clerk's Office of Giles County, Virginia in Map Book 2 at page 88.

SECOND: BEGINNING at a stake at the south corner of Lot No. 49, as shown upon a map of Mountain View Addition No. 1, a real estate subdivision developed by M. L. Robertson, which map is of record in the aforesaid Clerk's

Office in Map Book 2 at page 88, thence in an eastern direction 25 feet to a stake; thence in a northern direction 150 feet to a stake; thence in a western direction 25 feet to a stake, the northeast corner of said Lot No. 49; thence with the line of Lot No. 49, in a southern direction 150 feet to the BEGINNING.

The foregoing is the same property conveyed to Larry A. Bradley by deed dated November 1, 1989, which is recorded in said Clerk's Office in Deed Book 219 at page 727. The said Larry A. Bradley died testate on September 22, 1998 and by the terms of his Last Will and Testament duly probated in said Clerk's Office in Will Book 44 at page 668, devised said property to Nancy M. Payne for life, remainder to Chelsa Bradley.

TAX MAP 37A 2 47, 48, 49 and 37-9B

This conveyance is made subject to all easements, reservations and restrictions of record which are applicable to the property herein conveyed.

WITNESS the following signature and seal:

Harriet D. Dorsey (SEAL)
Harriet D. Dorsey
Special Commissioner

STATE OF VIRGINIA
COUNTY OF GILES, TO WIT:

The foregoing instrument was acknowledged before me this 8th day of February, 2006, by Harriet D. Dorsey, Special Commissioner.

My commission expires 10-31-09

Jennifer A. Parker
NOTARY PUBLIC

This deed was prepared by Richard L. Chidester, Esq., Hartley & Chidester, P.C., 503 Mt. Lake Ave., Pearisburg, VA 24134.

R.L.C\Deeds\Dorsey Givens

INSTRUMENT #0600355
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF GILES ON
FEBRUARY 10, 2006 AT 01:55PM
\$26.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$13.00 LOCAL: \$13.00
SCARLET B. RATCLIFFE, CLERK

RECORDED BY: ADI