

Deed of Bargain and Sale

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|-------------------|--|
| Consideration: | \$285,000.00 |
| Tax ID: | 3540100002 |
| Assessed Value: | \$180,000.00 |
| Property Address: | 3742 Brick Bat Road, Williamsburg, VA 23188 |
| Grantee Address: | 3742 Brick Bat Road, Williamsburg, VA 23188 |
| Scrivener: | Lytle Law, PC (Brian D. Lytle, Esq., Bar #24036) |
| Return To: | Cyr & Laster Law, PLLC, 739 Thimble Shoals Blvd., Bldg. 800, Suite 805A, Newport News, VA 23606 |
| Title Insurance: | Old Republic National Title Insurance Co. |

This Deed of Bargain and Sale, dated November 23, 2020, from **JEREMY L. WILLIS**, also known as **JEREMY LEONARD WILLIS** and **KIMBERLY WILLIS**, also known as **KIMBERLY MICHELLE WILLIS**, husband and wife ("Grantors"), to **JEREMY SHULTZ** and **SHANDA SHULTZ**, husband and wife ("Grantees"), provides that:

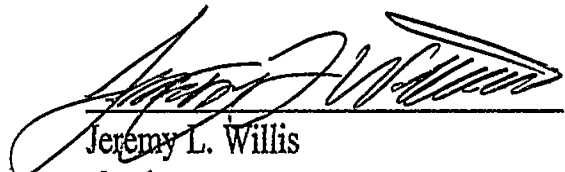
In consideration of the monetary amount noted above cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors do hereby bargain, sell, grant and convey, subject to such matters as are set out herein, with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE**, unto Grantees, to have and hold the property by them as tenants by the entirety with the right of survivorship as at common law, the following described real property, *to-wit*:

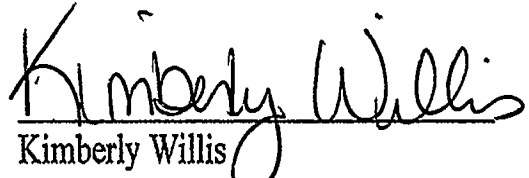
The property is commonly known as **3742 Brick Bat Road, Williamsburg, Va. 23188**.

SEE EXHIBIT A, ATTACHED, FOR LEGAL DESCRIPTION.

Together with all and singular the buildings and improvements thereon, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; subject, however, to all recorded easements, conditions, restrictions and agreements that lawfully apply to the property.

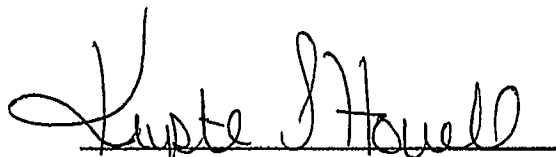
Witness the following signatures and seals:


Jeremy L. Willis
also known as
Jeremy Leonard Willis


Kimberly Willis
also known as
Kimberly Michelle Willis

State of Georgia:
City/County of Pickens, to-wit:

Acknowledged before me this 24 day of November, 2020 by Jeremy L. Willis, also known as Jeremy Leonard Willis.

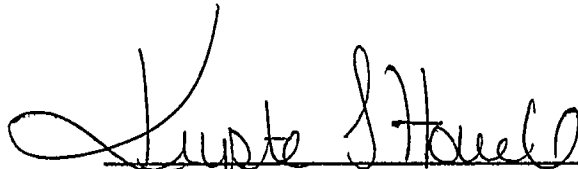

Notary Public

My commission expires: 2-20-24
Registration No. _____

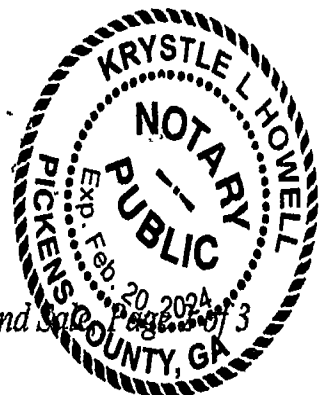


State of Georgia:
City/County of Pickens, to-wit:

Acknowledged before me this 24 day of November, 2020 by Kimberly Willis, also known as Kimberly Michelle Willis.


Notary Public

My commission expires: 2-20-24
Registration No. _____



This deed was prepared by Lytle Law, PC
by direction without the benefit of a title examination.

EXHIBIT A
LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, together with the buildings and improvements thereon and the appurtenances thereunto belonging, situate in Powhatan District, James City County, Virginia, bounded and described as follows: Commencing at a point whereon the lands of Temple Burton join Brickbat Road, the road commonly known as Brickbat Road, and marked with an iron stob; thence West along said road a distance of 420 feet, more or less, to an iron stob; thence South a distance of 315 feet, more or less, to an iron stob; thence East a distance of 420 feet, more or less, to an iron stob; thence along the line of Burton aforesaid the distance of 315 feet, more or less, to an iron stob being the point of departure, and being bounded on the East by the lands of Burton, on the North by said Brickbat Road, on the South and West by the remaining lands of Calvin J. Dean.

It being the same property conveyed unto Jeremy L. Willis and Kimberly Willis by instrument dated May 30, 2007 and recorded in the Clerk's Office aforesaid as Instrument No. 070015906, to which deed reference is here made.

INSTRUMENT 200021369
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
DECEMBER 9, 2020 AT 12:05 PM
\$285.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$142.50 LOCAL: \$142.50
MONA A. FOLEY, CLERK
RECORDED BY: VYS