

240001859

Consideration: §58.1-811.D
Tax Map/Parcel #4711-4-83
96971

Grantee Address:
4215 Chippenham Ct.
Graham, NC 27253

Document Prepared by:
C. Holland Perdue III
VSB #81509
245 S. Main Street
Rocky Mount, Va. 24151
Return To:
Deal Law

Title Insurance: None

THIS DEED OF GIFT, the recordation tax for which shall be pursuant to Virginia Code Section §58.1-811.D, made and entered into this the 18TH day of September, 2024, by and between MIKE JOBE, party of the first, Grantor, and KIRTLEY W. SHARPE, JR. (A/K/A KIRT SHARPE), party of the second part, Grantee, and KIRTLEY W. SHARPE, JR. (A/K/A KIRT SHARPE), party of the third part.

R E C I T A L S:

1. By Deed of Gift dated February 14, 2023, Mike Jobe acquired a one percent (1%) interest in the hereinafter described land, which Deed is of record in the Circuit Court Clerk's Office of Patrick County, Virginia, as Instrument Number 230000640.

2. By Deed of Gift dated February 14, 2023, Mike Jobe acquired the remaining Ninety-Nine percent (99%) interest in the hereinafter described parcel of land, which Deed is of record in the aforesaid Clerk's Office as Instrument Number 230000641. Said Deed having a Life Estate Interest retained and reserved by Kirt Sharpe.

RAINE & PERDUE, PLC
C. HOLLAND PERDUE III
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

3. The purpose of this Deed is for Mike Jobe to deed, grant, gift, and convey all of his right, title, and interest in the subject property unto Kirtley W. Sharpe, Jr.

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS, CONDITIONS AND AGREEMENTS, as exist between the parties, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged/agreed, the said Grantor, MIKE JOBE, party of the second part, does hereby deed, grant, gift and convey with Special Warranty and English Covenants of Title unto the said Grantee, KIRTLEY W. SHARPE, JR., party of the second part, the following described property, to-wit:

BEING all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging, lying and being in the Peters Creek Magisterial District of Patrick County, Virginia, CONTAINING 62.75 ACRES, more or less, bounded by property of (now or formerly) Bethel B. Massie and Samuel P. Massie on the southeast side, a branch known as Rickman's Branch on the northwest side, the road leading to the Town of Stuart Water Treatment Plant and Reservoir on the northeast side, and a small spring branch which runs into Richman's Branch on the Southwest side.

The party of the third part, Kirt Sharpe, joins in this Deed to release, quitclaim his Life Estate interest in the subject property.

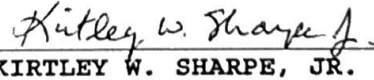
AND BEING the same property as set forth in the recitals hereinabove.

This conveyance is made together with and subject unto all easements, reservations, restrictions and conditions of record affecting the subject property, including, but not limited to the rights of others to use the roadway to the Town of Stuart Water Treatment Plant and Reservoir.

TO HAVE AND TO HOLD unto the said Grantee, KIRTLEY W. SHARPE, JR., his heirs and assigns, forever.

WITNESS the following signatures and seals.

 (SEAL)
MIKE JOBE

 (SEAL)
KIRTLEY W. SHARPE, JR.

STATE OF NORTH CAROLINA
CITY/COUNTY OF ALAMANCE, to-wit:

The foregoing Deed was signed and acknowledged before me this the 11th day of November, 2024, by MIKE JOBE..

My commission expires: 02-23-2027


NOTARY PUBLIC



RAINE & PERDUE, PLC
C. HOLLAND PERDUE III
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151

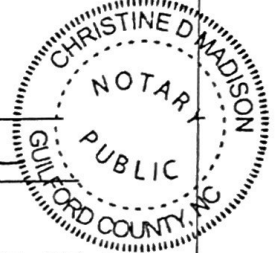
STATE OF NORTH CAROLINA

CITY/COUNTY OF ALAMANCE, to-wit:

The foregoing Deed was signed and acknowledged before me this the 30th day of October, 2024, by KIRTLEY W. SHARPE, JR.

My commission expires: 02-23-2027

Christine D. Madison
NOTARY PUBLIC



****THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A
TITLE EXAMINATION****

INSTRUMENT 240001859
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
NOVEMBER 19, 2024 AT 09:15 AM
MORGAN E. BOOTHE, CLERK
RECORDED BY: CLT

RAINE & PERDUE, PLC
C. HOLLAND PERDUE III
ATTORNEY AT LAW
245 S. MAIN STREET
ROCKY MOUNT
VIRGINIA 24151