

BX1061PG1372

**THIS DEED WAS PREPARED BY
GILBERT, BIRD & WESTON, PC**

Return to:
Gilbert, Bird & Weston, PC
13595 Booker T. Washington Hwy.
Moneta, VA 24121

Title Company: N/A
Grantor's Address: 301 Scruggs Rd.
Moneta, VA 24121
Consideration: N/A
Assessed Value: N/A

Parcel ID's: 0300006001 and 0300006002

THIS DEED pursuant to Virginia Code Annotated Section 58.1-811(A)(12), made and entered into this the 24th day of April, 2015, by and between SANDRA M. SIMMONS, the Grantor, and SANDRA M. SIMMONS, TRUSTEE OF THE SANDRA M. SIMMONS REVOCABLE LIVING TRUST dated the 24th day of April, 2015, the Grantee.

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the premises, the Grantor does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto SANDRA M. SIMMONS, TRUSTEE OF THE SANDRA M. SIMMONS REVOCABLE LIVING TRUST, all of that certain lot or parcel of land, with all the appurtenances thereunto belonging, situate, lying and being in the County of Franklin, Virginia, and being more particularly described as follows, to-wit:

All these two lots or parcels of land, together with the buildings and improvements thereon, situate in Gills Creek Magisterial District, Franklin County, Virginia, and consisting of 1.0 acre and 116.206 acres, respectively, and having once been combined as 117.206 acres according to plat of survey prepared by Roderick F. Pierson, Land Surveyor, dated September 17, 1997, No. 97110.

Being the exact same property acquired by James D. Simmons and Sandra M. Simmons by survivorship deed of gift dated October 20, 1997 and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 611 at Page 863. The said James D. Simmons

**GILBERT, BIRD
& WESTON**
ATTORNEYS AT LAW

2015 APR 28 PM 4:10

150032522

BK1061PG1373

died intestate on October 7, 2014, and title to the above property vested in fee simple to Sandra M. Simmons by the terms of the aforesaid survivorship Deed.

THIS CONVEYANCE is further made subject to all effective easements, restrictions and conditions of record affecting the hereinabove described property.

TO HAVE AND TO HOLD, in fee simple, upon the trusts and for the uses and purposes set forth in the Trust Agreement.

WITNESS the following signatures and seals.

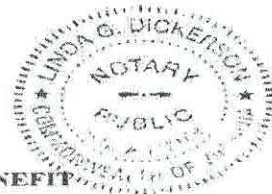
Sandra M. Simmons (SEAL)
Sandra M. Simmons, Grantor

COMMONWEALTH OF VIRGINIA;
COUNTY OF FRANKLIN, to-wit:

The foregoing deed was acknowledged before me this 24th day of April, 2015, by Sandra M. Simmons, Grantor.

Linda G. Dickerson
Notary Public
Notary Registration #: 167189
My commission expires: 9-30-2017

GILBERT, BIRD
& WESTON
ATTORNEYS AT LAW



THIS DEED WAS PREPARED WITHOUT THE BENEFIT
OF A TITLE EXAMINATION

BK1061PG1374

INSTRUMENT #150000522
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
APRIL 28, 2015 AT 04:10PM
TERESA J. BROWN, CLERK
RECORDED BY: PEP

died by James died in
Oct 2014

BK 0611 Pg 00863

THIS DEED OF GIFT, pursuant to Section 58.1-811(D) of the 1950 Code of Virginia, as amended, made and entered into this the 20th day of October, 1997, by and between GRACIE ANN CHISOM SIMMONS, widow, party of the first part, hereinafter referred to as Grantor, and JAMES D. SIMMONS and SANDRA M. SIMMONS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH:

THAT FOR AND IN CONSIDERATION OF THE NATURAL LOVE AND AFFECTION that the Grantor holds for the Grantees, the male Grantee herein being the natural son of the Grantor, the Grantor does hereby grant, deed and convey, with General Warranty and Modern English covenants of Title, subject to the hereinafter set forth reservation, unto the said JAMES D. SIMMONS and SANDRA M. SIMMONS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, all that certain tract or parcel of land situate in the Gills Creek Magisterial District, Franklin County, Virginia, and containing 117.206 acres according to plat of survey prepared by Roderick F. Pierson, Land Surveyor, dated September 17, 1997, No. 97110, which plat is attached hereto and made a part of this deed for a more particular description of the conveyed property.

BEING the same property conveyed to Julious David Simmons and Gracie Ann Chisom Simmons, husband and wife, by survivorship deed of record in the Franklin County Circuit Court Clerk's Office in Deed Book 191, at Page 276, the said Julious David Simmons having departed this life.

08118 OCT 24 A9:44

INST No/FOR YEAR OF 1997

BK 0611 PG 00864

THE grantor herein reserves a life estate in and to the dwelling house which she currently occupies and the yard and garden area surrounding same.

THIS conveyance is made subject to any and all easements, reservations, restrictions and conditions of record affecting the property herein conveyed.

TO HAVE AND TO HOLD unto them, the said JAMES D. SIMMONS and SANDRA M. SIMMONS, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, their heirs and assigns forever in fee simple.

WITNESS the following signature and seal.

Gracie Ann Chisom Simmons (SEAL)
GRACIE ANN CHISOM SIMMONS

COMMONWEALTH OF VIRGINIA
COUNTY OF FRANKLIN, to-wit:

The foregoing Deed of Gift was acknowledged before me on this the 24th day of OCTOBER, 1997, by Gracie Ann Chisom Simmons.

My commission expires: 5/31/2001

Dana E. Jefferson
NOTARY PUBLIC

BK 061-1 PG. 00866

SL R. Tax
Co. R. Tax
Transfer
Clerk
Lib. (145)
Grantor Tax
TTF 106
Total \$

1	00
24	00
2	00
6	00
33	00

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was

admitted to record on October 24 1997

at 9:44A M. in D.B. 611 Page(s) 863

Teste: Alice S. Hall, Clerk

By: J. C. Sumner, Dep. Clerk

12/4/1
 released to
 Julius David
 8-3-62
 B. Cravens Jr.

BOOK 191 PAGE 276

THIS DEED, made and entered into this the 9th day of December, in the year 1961, by and between JULIOUS DAVID SIMMONS and GRACIE ANN CHISOM SIMMONS, ^{his wife,} parties of the first part, and JULIOUS DAVID SIMMONS and GRACIE ANN CHISOM SIMMONS, his wife, as tenants by the entirety with the right of survivorship as at common law, parties of the first part;

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of ONE (\$1.00) DOLLAR, cash in hand paid, receipt of which is hereby acknowledged and for the natural love and affection that the said husband bears unto his wife, the said parties of the first part do hereby bargain, sell, grant, deed and convey with the Covenants of General Warranty of Title unto the said Julious David Simmons and Gracie Ann Chisom Simmons, his wife, as tenants by the entirety with the right of survivorship as at common law, all those certain two tracts or parcels of land, situate, lying and being in Gills Creek Magisterial District, Franklin County, Virginia, and lying about eighteen miles northeast of the Town of Rocky Mount and more particularly described as follows:

PARCEL NO. 1 - containing 196 acres, more or less, and lying on the waters of Merriman's Run and on State Highway No. 116, adjoining the lands of Roy Overstreet, F. P. Simmons, Eddie Hiler, McKinley Board and the estate of Annie Booth.

And, it being the same tract or parcel of land conveyed to the said Floyd P. Simmons and Julious David Simmons, in the name of J. D. Simmons, by deed bearing date March 17, 1943, from Rucker M. Witcher and wife, which deed is of record in

WITNESSES
 DAVIS, DAVIS & DAVIS
 ROCKY MOUNT, VA.

BOOK 191 PAGE 277

Deed Book No. 99 at Page No. 348; and by deed bearing date of April 4, 1944, Floyd P. Simmons and wife, conveyed to Julious David Simmons, in the name of Julius David Simmons, his one-half undivided interest in said land, making the said Julious Simmons fee simple title owner.

PARCEL NO. 2 - All that certain tract or parcel of land containing 200 acres, more or less, situate, lying, and being in Gills Creek Magisterial District ^{Franklin Co. Va.} and fronting on the east side of County Route No. 671 adjoining the lands of Rita Pagan
R.M. Witches, Gills Creek

and it being a portion of the same property conveyed to Julious David Simmons by deed bearing date December 23, 1954, from Ralph D. McGhee and wife, which deed is of record in said Clerk's Office in Deed Book No. 133 at Page No. 155. This being all of the land lying on the east side of the said county road. The land that was conveyed to Julious David Simmons and lying on the west side has heretofore been conveyed.

TO HAVE AND TO HOLD unto the said Julious David Simmons and Gracie Ann Chisom Simmons, his wife, as tenants by the entirety with the right of survivorship as at common law, their heirs and assigns forever.

WITNESS the following signatures and seals.

Julious David Simmons (SEAL)

LAW OFFICES
DAVIS, DAVIS & DAVIS
ROBERT MOORE, JR.

BOOK 191 PAGE 278

Gracie Ann Chisom Simmons (SEAL)

STATE OF VIRGINIA

COUNTY OF FRANKLIN; to-wit:

I, Flora D. Lonsing, a Notary Public in and for the County of Franklin, State of Virginia, do hereby certify that Julius David Simmons and Gracie Ann Chisom Simmons, whose names are signed to the foregoing deed, bearing date on the 9th day of December, 1961, have this day personally appeared before me in my County and State aforesaid and acknowledged the same.

Given under my hand this the 16th day of December, 1961.My commission expires September 8, 1965.

Flora D. Lonsing
Notary Public

VIRGINIA, FRANKLIN COUNTY, To Wit:

In the Office of the Clerk of the Circuit Court for the County of Franklin the 16 day of December 1961, this deed was presented, read with the certificate annexed and admitted to record at 11:30 o'clock AM.
Teste Edwin Greer Clerk

LAW OFFICES
DAVIS, DAVIS & DAVIS
ROCKY MOUNT, VA.