

**DEED OF
BARGAIN
AND SALE**

Consideration:	\$64,941.00
Tax ID:	1594-74-8104
Assessed Value:	\$65,000.00
Property Address:	Parcel A Eagle Pointe Shores Drive, Pittsville, VA 24139
Prepared By:	Aaron R. Pike, Esq. (Bar # 86480), 1603A Enterprise Dr., Lynchburg, VA 24502
Return To:	Pike Title, 117A Goldenrod Pl., Lynchburg, VA 24502
Title Insurance:	Old Republic National Title Insurance Company

THIS DEED OF BARGAIN AND SALE is made as of this 15th day of May 2023, by and between **EAGLE POINTE SHORES HOMEOWNERS ASSOCIATION**, A Virginia Nonstock Corporation (hereinafter referred to as the "Grantor") and, **ROBERT P. MATHEWSON** and **VIRGINIA L. MATHEWSON**, a married couple (hereinafter referred to as the "Grantees"), having an address of 8308 Lansdowne Road Richmond, VA 23229.

WITNESSETH, that Grantor, in consideration of Ten Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which hereby are acknowledged, does hereby grant, bargain, sell and convey, with **General Warranty and English covenants of title**, unto Grantees as tenants by the entirety with right of survivorship as at common law, and their heirs, executors, administrators, successors and assigns forever, the following described real property in the County of Pittsylvania, Virginia, *to-wit*:

That certain lot or parcel of land and the privileges and appurtenances thereunto belonging, situate, lying and being in the Callands-Gretna Magisterial District, Pittsylvania County, Virginia, containing 21.647 acres, as shown on a plat of survey entitled "Resurvey Plat Showing Parcel 1594-74-8104 and Proposed Water Vault Easement, Property of Eagle Pointe Shores Homeowners Association, Callands-Gretna Magisterial District, Pittsylvania County, Virginia", dated April 18, 2023, made by Fred Edward Willman, L.S., of Accupoint Surveying & Design, which said plat is recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, as Instrument No. 230002200.

BEING a portion of the same property conveyed unto Eagle Pointe Shores Homeowners Association by deed dated July 19, 2006 from Eagle Pointe Shores, LLC, et al. recorded as Instrument No. 060008585.

TOGETHER with all right, title and interest, if any, of Grantor in and to any streets and roads abutting said property to the center lines thereof,

TOGETHER with the appurtenances and all the estate and rights of Grantor in and to said property,

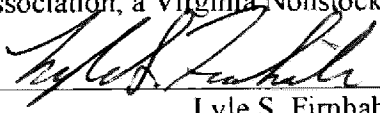
SUBJECT to all recorded easements, conditions, restrictions, and agreements that lawfully apply to the property. Specifically, the Deed of Subdivision dated July 19, 2006, and recorded in the aforesaid Clerk's Office as Instrument Number 060008585; and the First Amendment to Declaration of Covenants, Conditions, and Restrictions for Eagle Pointe Shores recorded in the aforesaid Clerk's Office as Instrument Number 130001439,

The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title

ALSO SUBJECT to the restriction against this property ever being commercially logged or rezoned by Pittsylvania County, Virginia, to something other than Agricultural, whether this parcel remains a separate lot or is combined with any adjoining property. Should the property described herein ever be combined with the adjoining property known as Tax Map 1594-73-7076, all conditions, agreements, easements currently in place for Tax Map 1594-73-7076 as shown in Boundary Line Adjustment and Easement Agreement dated December 12, 2005, and recorded February 9, 2006 as Instrument Number 060001053, shall apply to this property once combined.

WITNESSETH the following signature and seal;

Eagle Pointe Shores Homeowners Association, a Virginia Nonstock Corporation

By:  (SEAL)
Lyle S. Firmhaber, President

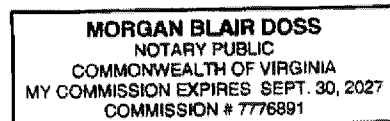
COMMONWEALTH OF VIRGINIA
COUNTY OF BEDFORD

The foregoing instrument was acknowledged before me, on this 15th day of May, 2023 by Lyle S. Firmhaber, President of Eagle Pointe Shores Homeowners Association, a Virginia Nonstock Corporation, on behalf of the Virginia Nonstock Corporation.


Signature of Person Taking Acknowledgment

Notary's Registration Number: 7776891

My Commission Expires: 09/30/2027



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WITNESSETH the following signature and seal;

Eagle Pointe Shores Homeowners Association, a Virginia Nonstock Corporation

By: *Gina Schimming* (SEAL)
Gina Schimming, Vice President

COMMONWEALTH OF VIRGINIA

COUNTY OF BEDFORD

City Lynchburg

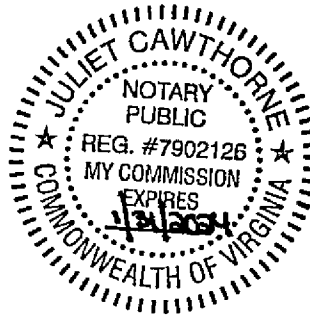
The foregoing instrument was acknowledged before me, on this 16 day of May, 2023 by Gina Schimming, Vice President of Eagle Pointe Shores Homeowners Association, a Virginia Nonstock Corporation, on behalf of the Virginia Nonstock Corporation.

Juliet Cawthorne

Signature of Person Taking Acknowledgment

Notary's Registration Number: 7902126

My Commission Expires: 4/30/2024



INSTRUMENT 230002362
RECORDED IN THE CLERK'S OFFICE OF
PITTSYLVANIA COUNTY CIRCUIT ON
MAY 19, 2023 AT 11:44 AM
\$65.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$32.50 LOCAL: \$32.50
MARK W. SCARCE, CLERK
RECORDED BY: JCR

The attorney who prepared this instrument has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title