

250000368

Return to:

Lawyers Title Middle Peninsula
PO Box 120
Saluda, Virginia 23149

Sales Price: [REDACTED]

Assessed Value: [REDACTED]

Tax Map No.: 34 K-1-8

DEED

THIS DEED, made as of this 5th day of February, 2025, by and between CRAB TRAP LLC, a Virginia limited liability company, hereinafter designated Grantor, party of the first part; and CAROLYN PHILIPPA CRONE, hereinafter designated Grantee, party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration not herein specified, the receipt whereof is hereby acknowledged, the Grantor grants and conveys unto CAROLYN PHILIPPA CRONE, in fee simple, with GENERAL WARRANTY AND, with English Covenants of Title, the following described real estate, together with all rights, ways, easements, privileges and appurtenances thereunto belonging or in any way appertaining, as set forth on the attached **Schedule A**, which is made a part hereof, and recorded herewith.

This conveyance is expressly made together with and subject to such restrictions, conditions, and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

Grantee Address:
1807 Seddon Road
Richmond, Virginia 23227

Drafted By: JAMES H. WARD, JR., Attorney-at-Law, VSB# 15696. P. O. Box 356, Saluda, Virginia 23149
Underwriter: Fidelity National Title Insurance Company

WITNESS the following signature and seal:

Crab Trap LLC, a Virginia limited liability company

By Janice Faillace Pfund (SEAL)
Janice Faillace Pfund, Sole Member/Manager

STATE OF VIRGINIA,

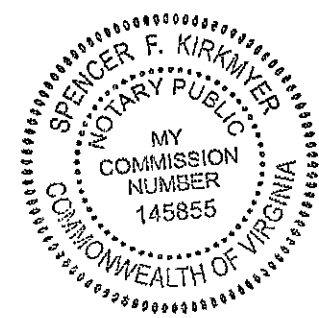
CITY/COUNTY OF Prince George's to wit:

The foregoing instrument was acknowledged before me this 16th day of February 2025, by Janice Faillace Pfund, Sole Member/Manager

Spencer F. Kirkmayer
Notary Public

My commission expires: 8-31-27

Notary Registration No.: 145855



SCHEDULE A

All that certain lot, site, tract, piece or parcel of land, situate, lying and being in the Village of Irvington, Lancaster County, Virginia, and further and more completely described as Lot 8 on a certain plat of survey entitled "Master Plan Vineyard Grove" (sheets 1 through 2) made by Tomlin & Keyser, Certified Land Surveyors, dated November 10, 2003, an original or copy of the plat of survey is recorded in the Clerk's Office, Circuit Court, Lancaster County, Virginia in Plat Cabinet 7 at Pages 56C and 56D, reference to said plat is hereby made for a more complete and accurate description of the property herein conveyed. Such property is conveyed in gross and not by the acre.

TOGETHER WITH a perpetual appurtenant easement for ingress, egress, utilities and all other lawful purposes between such lot and V.S.H. 200, over, upon and across those roads designated on the Plat as "White Fences Drive" and "Road to Nowhere" and "Broadway" and "Park Place" and "Spring Street".

Being the same land conveyed to Crab Trap LLC by deed from John Littlejohn and Jane Littlejohn, dated January 31, 2023, and recorded in the aforesaid Clerk's Office as Document No. 23-233.

INSTRUMENT 250000368
RECORDED IN THE CLERK'S OFFICE OF
LANCASTER COUNTY CIRCUIT COURT ON
FEBRUARY 24, 2025 AT 09:52 AM
\$467.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$233.75 LOCAL: \$233.75
DIANE H. MUMFORD, CLERK
RECORDED BY: TDB