

Instrument Control Number

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

RECORDED IN
 ALBEMARLE COUNTY, VA
 JON R. ZUG
 CLERK OF CIRCUIT COURT
 FILED Aug 29, 2018
 AT 03:08 pm
 BOOK 05089
 START PAGE 0574
 END PAGE 0578
 INST # 201800009744
 TOTAL NUM PAGES 0005

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Date of Instrument: [8/20/2018]

Instrument Type: [DBS]

Number of Parcels [1]

Number of Pages [4]

City ☐ County ☒ [Albemarle County] (Box for Deed Stamp Only)**First and Second Grantors**

Last Name	First Name	Middle Name or Initial	Suffix
[Catlett]	[Nancy]	[T]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[GA Investments LLC]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [GA Investments LLC]
 (Address 1) [646 Irish Road]
 (Address 2) []
 (City, State, Zip) [Scottsville] [VA] [24590]

Consideration [1,174,400.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]

Book [] Page [] Instr. No []

Parcel Identification No (PIN) [13000-00-00-01700]

Tax Map Num. (if different than PIN) [13000-00-00-01700]

Short Property Description [159.31 acres]

Current Property Address (Address 1) [646 Irish Road]

(Address 2) []

(City, State, Zip) [Scottsville] [VA] [24590]

Instrument Prepared by [Timothy I Kelsey]

Recording Paid for by [Zunka Milnor & Carter]

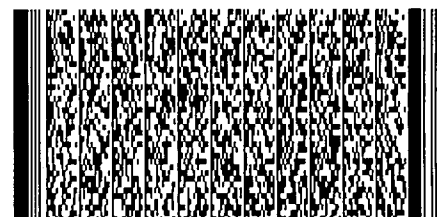
Return Recording to (Name) [Zunka, Milnor & Carter, Ltd.]

(Address 1) [414 Park Street]

(Address 2) []

(City, State, Zip) [Charlottesville] [VA] [22902]

Customer Case ID [File No. 106465] []



Prepared by: Woods Rogers, PLC
123 East Main Street, 5th Floor
Charlottesville, VA 22902
(Timothy I. Kelsey – VSB #47781)

Parcel ID No.: 13000-00-00-01700

Assessed Value: \$1,174,400.00

Consideration: \$1,100,000.00

Title Ins. Co: Old Republic National Title Insurance Company

DEED

THIS DEED, made this 20th day of August, 2018, by and among NANCY T. CATLETT, Grantor; and GA INVESTMENT, LLC, a Virginia limited liability company, whose address is 646 Irish Road, Scottsville, VA 24590

W I T N E S S E T H :

That for and in consideration of the sum of **TEN DOLLARS (\$10.00)** cash in hand paid, receipt of which is hereby acknowledged the Grantors do hereby GRANT, BARGAIN, SELL, and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees as tenants by the entirety with the right of survivorship as at common law and not as tenants in common the real estate hereinafter described as follows:

SEE ATTACHED, SCHEDULE A

This conveyance is made expressly subject to all easements, restrictions, conditions, and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by limitation of time contained therein or have not otherwise become ineffective.

[remainder of page blank]

The signature of Nancy T. Catlett is affixed hereto by James D. Catlett, Jr. and Jarrett T. Catlett, pursuant to General Durable Power of Attorney dated April 25, 2018, attached hereto and recorded herewith.

WITNESS the following signatures and seals, which may appear in counterpart:

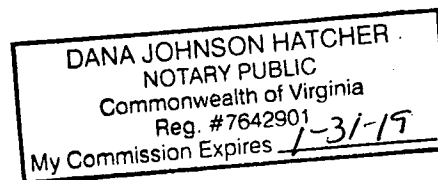
Nancy T. Catlett
Nancy T. Catlett

By: James D. Catlett Jr. (SEAL)
James D. Catlett, Jr. as attorney in fact

COMMONWEALTH / STATE OF Virginia
CITY / COUNTY OF Charlottesville :

The foregoing Deed was acknowledged before me this 28 day of August, 2018, by Nancy T. Catlett by James D. Catlett, Jr. as attorney in fact.

Dana Johnson Hatcher
Notary Public



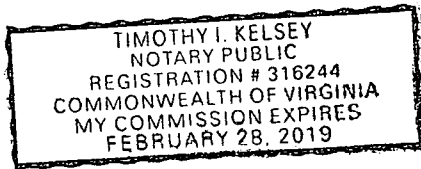
Nancy T. Catlett
Nancy T. Catlett

By: Jarrett T. Catlett (SEAL)
Jarrett T. Catlett as attorney in fact

COMMONWEALTH / STATE OF Virginia
CITY / COUNTY OF Charlottesville:

The foregoing Deed was acknowledged before me this 20th day of August, 2018, by
Nancy T. Catlett by Jarrett T. Catlett as attorney in fact.

[Signature]
Notary Public



**SCHEDULE A
LEGAL DESCRIPTION**

ALL THAT certain tract or parcel of land, situated on State Route 6 in Albemarle County, Virginia, containing 159.31 acres, more or less, being the 204.31 acres shown on a plat made by T.W. Saunders, Surveyor, dated May 3, 1962 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 378, Page 241.

LESS & EXCEPT Parcel X containing 45 acres, more or less, shown on plat made by Roger W. Ray & Assoc., Inc., dated May 17, 2005, attached to and recorded with Deed in Deed Book 3014, Page 519.

BEING the same property conveyed to J.D. CATLETT and NANCY T. CATLETT, husband and wife, as tenants by the entirety with the right of survivorship as at common law, by Deed from JOHN H. LAYNE, dated June 15, 2005, and recorded July 1, 2005, in the Clerk's Office, Circuit Court, Albemarle County, Virginia, in Deed Book 3014, Page 519. THE SAID J.D. CATLETT died April 14, 2018 thereby vesting fee simple title in NANCY T. CATLETT, by operation of law.

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INSTRUMENT #201800009744
RECORDED ALBEMARLE CO CIRCUIT COURT CLERK'S OFFICE
Aug 29, 2018 AT 03:08 pm
JON R. ZUG, CLERK by MEB
\$1,174.50 GRANTOR TAX WAS PAID
AS REQUIRED BY SEC 58.102 OF THE VA. CODE
STATE: \$587.25 LOCAL: \$587.25