

SAMPLE

Prepared by William Williamson, Esq., VSB #12345
Williamson & Williams, P.C.
1001 First Street
Roanoke, VA 24015

Consideration: \$500,000.00
Assessed Value: \$450,000.00

Tax Map #: 012.03-04-56.00-0000

Insured through Fidelity National Title Insurance Company

Return to: Covenant Real Estate Services, 3906 Electric Road, Roanoke, VA 24018

Grantees' address: 1212 ABC Drive, Roanoke, VA 24018

THIS GENERAL WARRANTY DEED is made this 10th day of March, 2023, by and between **Mark Smith**, the Grantors herein, and **John Doe** and **Jane Doe**, husband and wife, the Grantees herein.

WITNESSETH:

That for and in consideration of the sum of Five Hundred Thousand and 00/100 Dollars (\$500,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the **Grantor** hereby grants and conveys with General Warranty, unto the Grantees, as tenants by the entirety with the right of survivorship, as all his interest in the following described property, located in the County of Roanoke, Virginia (the "Property") and more particularly described as follows, to-wit:

**SEE EXHIBIT A ATTACHED HERETO AND
MADE A PART HEREOF BY REFERENCE**

This conveyance is made subject to easements, conditions, and restrictions of record insofar as they may lawfully affect the Property.

(See signature on following page)

WITNESS the following signature and seal:

_____ (SEAL)
Mark Smith

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of March, 2023,
by Mark Smith.

My Commission expires: _____.

Notary Public

EXHIBIT A

All that certain lot or parcel of land lying and being in the County of Roanoke, Virginia, and more particularly described as follows to wit:

All of Lot One (1), in Block Two (2), as shown on Map of Section No. 3 of Roanoke Valley, recorded in Plat Book 4, Page 56, of the records of the Clerk's Office of the Circuit Court of the county of Roanoke, Virginia, reference to which Plat Book and page is hereby specifically had.

AND BEING all the same property conveyed to Mark Smith, from Sally Sellers, by deed dated September 22, 1995, recorded in the Clerk's Office of the Circuit Court for the County of Roanoke, Virginia in Instrument 199501010.