

This document was prepared by G. Redmond Dill, Jr.,  
Attorney-at-Law, P.O. Box 332, Valdese, N.C. 28690  
Bar #5579

**TITLE NOT EXAMINED BY DRAFTSMAN.**  
**TITLE INSURANCE PROVIDED BY:**  
All-Virginia Title & Escrow, Inc/Fidelity

**Tax PIN No.:** 1594-64-2407

**CONSIDERATION: \$100,000.00**  
**ASSESSED VALUE: \$60,000.00**

**ADDRESS FOR TAX BILL:**  
7714 Virginia Oaks Drive  
Gainesville, VA 20155

**RETURN TO:** G. REDMOND DILL, JR., Attorney, P.O. Box 332, Valdese, N.C. 28690

**THIS DEED OF BARGAIN AND SALE**, made this 19th day of July, 2013, by and between  
**EAGLE POINT SHORES, LLC**, a North Carolina Limited Liability Company, Grantor, party of the first part, and  
**GEORGE B. ANDREWS, JR.**, Grantee, party of the second part.

**WITNESSETH**

**THAT** for and in consideration of the sum of TEN (\$10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, with General Warranty and English Covenants of Title, unto Grantee, all of that certain lot or parcel of land together with improvements thereon and appurtenances thereunto belonging, situate in Pittsylvania County, State of Virginia, and more particularly described as follows:

Lot No. 11, Eagle Pointe Shores Subdivision, Phase 1, as the same appears duly dedicated and platted by Deed of Subdivision recorded as instrument #060008585, with attached plats recorded in Map Book 44, Pages 30H, through pages 31B, in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia.

The Grantor also conveys unto the Grantee herein non-exclusive perpetual rights-of-way in all subdivision roads as they now currently exist as well as any future rights-of-way developed by the Grantor herein.

This conveyance is made together with and subject to those certain restrictions, covenants and conditions for Eagle Pointe Shores Subdivision, Phase 1 found in Instrument #06-08585 and First Amendment to Declaration of Restrictive Covenants as found in Instrument #13-01439 in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia.

~~Given Mailed to~~ All Virginia Title

Note for informational purposes as to the chain of title: Being, in fact, a part the same property conveyed to Eagle Point Shores, LLC by Deed dated May 20, 2013, from Eagles Place LLC, recorded in the Clerk's Office of the Circuit Court of Pittsylvania County, Virginia, as Instrument #13-03142.

This conveyance is made subject to all easements, rights of way and restrictions now of record and affecting subject property.

TO HAVE AND TO HOLD the above described property unto the said party of the second part in fee simple absolute.

WITNESS the following signature and seal.

EAGLE POINT SHORES, LLC

CAPITAL CREEK INVESTMENTS, LP, Member

By: SOUTHEAST FORESTLANDS, LLC,  
GENERAL PARTNER

By: *L M Bragg* (SEAL)  
LARRY M. BRAGG, Manager

STATE OF NORTH CAROLINA

COUNTY OF MECKLENBURG

I, MICHELLE BLUHM, a Notary Public in and for said County and State, do hereby certify before me personally came LARRY M. BRAGG, Manager of SOUTHEAST FORESTLANDS, LLC, a North Carolina Limited Liability Company, General Partner of CAPITAL CREEK INVESTMENTS, LP, a Member of Eagle Point Shores, LLC, personally appeared before me this day and acknowledged the execution and sealing of the foregoing instrument as Manager on behalf of and as the act of the company referred to in this acknowledgment.

Witness my hand and seal, this the 19th day of July, 2013.

*Michelle Bluhm* N.P. (SEAL)  
Notary Public

(Notary Seal)

Commission Expiration: October 2, 2016

INSTRUMENT #130004386  
RECORDED IN THE CLERK'S OFFICE OF  
PITTSYLVANIA COUNTY ON  
JULY 19, 2013 AT 11:30AM  
\$100.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$50.00 LOCAL: \$50.00

H. F. HAYMORE, CLERK  
RECORDED BY: NKJ

