VIRGINIA LAND RECORD COVER SHEET FORM A – COVER SHEET CONTENT

Number of Parcels:	05/10/2021			INSTRUMENT 202102163				
	DBS Number of Pages:				RECORDED IN THE CLERK'S OFFICE OF			
	1 Nu	imber of Pages:	2	PULASKI COUNTY CIRCUIT COURT ON				
[] City [X] County PULASKI				MAY 25, 2021 AT 03:18 PM \$385.00 GRANTOR TAX WAS PAID AS REQUIRED BY SEC 58.1-802 OF THE VA. CODE				
TAX EXEMPT?	VIRGIN		STATE: \$192.50 LOCAL: \$192.50 MAETTA H CREWE, CLERK					
[] Grantor:	+811+84+164+164+164+164+164+186+186+186+186+186+186+186+186+186+186	11.0701.0401.1441.14.0004.004.004.14.14.1011.14.14.16.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.1011.14.14.14.14.14.14.14.14.14.14.14.14.1	(931) (931) (391) (391) (491)	P.		ORDED BY:		
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Fair Market Value	Increase:	\$0.00						
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BUSINESS / NAME 1 [] Grantor: 2 [] Grantor:		OBYNS	1794 T314 E 991 E 971 A 681 PA 799 E 971 A 681 I	todometrian todometricological particological parti	[01>00>+02++02++02++02++02++02++02++02++02+	482-482-483-483-483-483-483-483-483-483-483-483		Q*******
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GRANTEE ADDRESS Name: EBBS, LLC Address: 6500 Rue	, A Virginia L				111+41+9+0++111++11+	PER (2011 p. 2012 p. 2		iĝanda
City: Dublin		***************************************				7in Code:	24084	\$444EP
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PREPARED BY KENDALL O. CLAY, P.C. - VSB No. 12702

Return To: P.O. Box 827, Independence, Virginia 24348
Title Agency: Fidelity National Title Insurance Company
Tax Map No. 037-001-0000-0004 Account No. 05650
Purchase Price: \$384,689.34 Assessed Value: \$48,600.00

THIS DEED, made this 25th day of May, 2021, by and between SUSAN F. DOBYNS and DAVID L. DOBYNS, her husband, GRANTORS, and EBBS, LLC, a Virginia Limited Liability Company, 6500 Ruebush Road, Dublin, Virginia 24084, GRANTEE.

: WITNESSETH:

THAT for and in the consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and for other good and valuable consideration, the receipt of which is hereby expressly acknowledged, the **GRANTOR** does hereby bargain, sell, grant and convey, in fee simple, with General Warranty and English Covenants of Title, unto the **GRANTEE**, all those certain tracts or parcels of land together with the appurtenances thereunto, situate, lying and being in the Cloyd Magisterial District of Pulaski County, Virginia, more particularly designated and described as follows:

PARCEL NO. 1: BEING that certain tract or parcel of land containing 92.3604 acres, more or less, as shown on a plat of survey entitled "Boundary Survey For David L. & Susan F. Dobyns Lying In The Cloyd Magisterial District Pulaski County, Virginia," by Mathews and Henegar, PLC, dated March 4, 2003, Job No. F-421802, a copy of which is recorded in the Clerk's Office of the Circuit Court Pulaski County, Virginia, as Instrument No. 030003870, Plat Cabinet 1, Slide 398, Page 7

AND BEING the same land conveyed to Susan F. Dobyns and David L. Dobyns, her husband, by deed dated May 7, 2003 from Susan F. Dobyns, which deed is recorded in the aforesaid Clerk's Office as Instrument No. 030003871.

PARCEL NO. 2: BEING that certain tract or parcel of land containing 1.0108 acres, more or less, as shown on a plat of survey entitled "Boundary Line Adjustment On The Property Of David L. & Susan F. Dobyns And Charles W. & Elizabeth S. Nye Lying In The Cloyd Magisterial District

Pulaski County, Virginia," by Mathews and Henegar, PLC, dated March 14, 2005, revised March 29, 2005, Job No. F-421802, a copy of which is recorded in the aforesaid Clerk's Office in Plat Cabinet 2, Slide 30, Page 6.

AND BEING the same land conveyed to David L. Dobyns and Susan F. Dobyns, his wife, by deed dated April 18, 2005 from Charles W. Nye and Elizabeth S. Nye, his wife, which deed is recorded in the aforesaid Clerk's Office as Instrument No. 050002277.

Parcel No. 1 and Parcel No. 2 are combined for a total of 93.3712 acres, more or less.

This conveyance is further subject to any, and all conditions, covenants, reservations, restrictions, easements, rights-of-way, and agreements of record, if any, to the extent that they may lawfully apply to the herein above property, and to such a state of fact as would be disclosed by an actual physical inspection of the premises.

WITNESS the following signatures and seals:

Susan F. Dobyns

Navif L. Dobyns (SEAL)

David L. Dobyns

STATE OF VIRGINIA, CITY OF RADFORD, to-wit:

The foregoing instrument was subscribed, sworn to and acknowledged before me this Abd day of May, 2021, by Susan F. Dobyns and David L. Dobyns, her husband.

(NOTARY SEAL)

Notary Public

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