

Prepared by Janet G. Murrell, Esq. (VSB #84982)

Title Insurance: Unknown
Grantee Address: 8609 Westwood Center Dr., #110, Vienna, VA 22182
Consideration: \$96,250.00
Assessed Value: \$146,400.00

Tax Map ID No. 40-119

BOBBY D. TOWERY, Trustee

TO: DEED OF BARGAIN AND SALE

WILLOW PARK INVESTMENT GROUP, LLC

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE is made this 8 day of April 2024,
by and between **BOBBY D. TOWERY, Trustee of THE BOBBY D. TOWERY
REVOCABLE LIVING TRUST**, dated June 4, 2003, hereinafter styled Grantor, and
WILLOW PARK INVESTMENT GROUP, LLC, a limited liability company,
hereinafter styled Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other
good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor
does hereby give, grant, and convey unto the Grantee, in fee simple and with SPECIAL
WARRANTY of Title, in and to the following described real property, being and lying in
Floyd County, Virginia, to wit:

**ALL those two certain tracts or parcels of real estate, together with all
improvements thereon and appurtenances and rights of way thereunto
belonging, situate and being on the tributary waters of West Fork Creek
in the Indian Valley Magisterial District of Floyd County, Virginia, being
TRACT No. 1 containing 33.72 acres, more or less, and TRACT No. 2
containing 2.9 acres, more or less, as more particularly described in that
certain Deed dated August 24, 1970 to Bobby D. Towery, et ux., from**

Shortt & Murrell, P.C.
~ Law Firm ~
108 South Locust Street • P.O. Box 900 • Floyd, Virginia 24091
Tel (540) 745-3131 • Fax (540) 745-2999

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Eldrige Harvey Trail and Marie A. Trail, said Deed recorded in the Clerk's Office of the Circuit Court of Floyd County, Virginia, in Deed Book 99, at Page 648, and

BEING all of the same real estate property conveyed to the Grantor by Deed dated July 25, 2003 from Bobby D. Towery and Hilda W. Towery, husband and wife, said Deed of record in the Clerk's Office of the Circuit Court of Floyd County, Virginia as Instrument No. 030002246.

This conveyance is made expressly subject to all covenants, conditions, restrictions, easements, and rights of way of record.

WITNESS the following signature and seal:

THE BOBBY D. TOWERY
REVOCABLE LIVING TRUST,
dated June 4, 2003

By: *Bobby D. Towery* (SEAL)
BOBBY, D. TOWERY, Trustee

State of Georgia
City/County of Cherokee, to-wit:

The foregoing instrument was acknowledged before me this 8th day of April 2024, by Bobby D. Towery, Trustee of THE BOBBY D. TOWERY REVOCABLE LIVING TRUST, dated June 4, 2003.

My commission expires:
7/10/27
Notary ID # _____

Jahmarkus Escott
Notary Public

JAHMARKUS ESCOTT
NOTARY PUBLIC
Cherokee County
State of Georgia
My Comm. Expires July 10, 2027

Nota Bene: This deed was prepared without the benefit of a current title examination being performed by Preparer.

INSTRUMENT 240000617
RECORDED IN THE CLERK'S OFFICE OF
FLOYD CIRCUIT COURT ON
APRIL 9, 2024 AT 01:35 PM
2 \$146.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$73.25 LOCAL: \$73.25
RHONDA T. VAUGHN, CLERK
RECORDED BY: LRW