

DEED NO. 18000 2353

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Prepared by and  
return to:

Edward F. Hodges, Jr. (VSB #40103)  
Clement Wheatley  
P. O. Box 8200  
Danville, VA 24543-8200  
Parcel ID: 25907  
Assessed Value: \$70,759.00  
Bid Amount: \$82,900.00

Grantees' address:

P. O. Box 569  
Kenbridge, VA 23944

TRUSTEE'S DEED

THIS DEED, made this 14th day of August, 2018, by and between CLEMENT & WHEATLEY, A PROFESSIONAL CORPORATION, organized and existing under the laws of the Commonwealth of Virginia, SUBSTITUTE TRUSTEE ("Substitute Trustee")(together with the original deed of trust maker, KENNETH J. DUPONT, to be indexed as "Grantor"), whose principal office is located in the City of Danville, Virginia, having an address 549 Main Street, P.O. Box 8200, Danville, Virginia 24543-8200; and BENCHMARK COMMUNITY BANK ("Grantee").

WITNESSETH:

WHEREAS, by a certain Credit Line Deed of Trust dated July 29, 2016, recorded on July 29, 2016, as Instrument No. 160002042, in Deed Book 1200, at page 32, in the Clerk's Office of the Circuit Court of Halifax County, Virginia ("Deed of Trust"), Kenneth J. Dupont granted and conveyed unto Michael O. Walker, Trustee, all of the real property and any improvements thereon described as follows (the "Property"):

That certain tract or parcel of land with improvements thereon, situate in Meadville District, Halifax County, Virginia, containing 66.85 acres, being Tract 2, shown on plat by G. C. Carrington, dated May 1923, recorded in Plat Book 2, Page 26; together with an easement and right of way over, through and along the present existing road leading across the property of Annie Stovall to the property conveyed herein. BEING the real estate and right of way acquired by Kenneth J. Dupont in Deed from Peter H. Dupont, dated April 22, 2004, recorded in Deed Book 887, Page 372.

in trust for the benefit of Benchmark Community Bank, to secure a certain Consumer Real Estate Secured Balloon Note dated July 29, 2016, in the original principal amount of \$82,400.00, more fully described in the Deed of Trust; and

WHEREAS, the Deed of Trust provides that the holder of the Note shall have the power and authority to appoint Substitute Trustees; and

WHEREAS, by Deed of Appointment of Substitute Trustee, dated May 22, 2018, and recorded among the aforesaid land records, Clement & Wheatley, a Professional Corporation, was appointed Substitute Trustee in the place and stead of Michael O. Walker; and

WHEREAS, the Substitute Trustee, by terms of the Deed of Trust, was empowered, upon default in the payment of the Note, and upon request of the holder of the Note to do so, to sell the previously described Property at public auction; and

WHEREAS, default was made in payment of the Note secured by the Deed of Trust and in performance of the covenants in the Deed of Trust, and the holder of the Note requested the Substitute Trustee to sell the Property pursuant to the terms of the Deed of Trust; and

WHEREAS, the Substitute Trustee did provide notice (the "Notice") by advertisement of the time, place, and terms of such sale in the South Boston News & Record, a newspaper published and having a general circulation in Halifax County, Virginia, in its issues of July 9, 2018 and July 16, 2018, the first such advertisement of sale having been published in said newspaper more than eight days prior to the date of sale and the last such advertisement of sale having been published not more than 30 days prior to the date of sale, the date, time and place of the sale having been fixed in the Notice for July 19, 2018, at 10:00 a.m., at the main entrance of the temporarily relocated Halifax County Circuit Court, located at 1130 Mary Bethune Street, Halifax, Virginia; and

WHEREAS, the Substitute Trustee gave written notice of the proposed sale, on June 21, 2018, by first class mail and by certified mail, to Kenneth J. Dupont, the owner of the Property at the time of the sale, at his last known addresses, as the addresses appeared on the records of the Noteholder, said notice having been given no less than fourteen (14) days prior to the date of sale; and

WHEREAS, the Substitute Trustee at said time and place did offer the Property for sale at public auction to the highest bidder, for cash, in strict accordance with the terms of the aforesaid Deed of Trust at which sale the Grantee became the purchaser thereof for the sum of Eighty Two Thousand Nine Hundred and 00/100 Dollars (\$82,900.00), that being the highest bid therefore; and

WHEREAS, the purchase price has been paid in full; and

WHEREAS, to the best of the Substitute Trustee's knowledge and belief, none of the parties in interest are in the military service of the United States, and have not been for six months prior hereto, and are, therefore, not subject to the Soldier's and Sailor's Civil Relief Act;

NOW, THEREFORE, THIS DEED WITNESSETH: That for and in consideration of the premises and the sum of Eighty Two Thousand Nine Hundred and 00/100 Dollars (\$82,900.00), paid to the Substitute Trustee by the Grantee at and before the sealing and delivery of this Trustee's Deed, receipt of which is hereby acknowledged, which sum is to be applied as provided in the aforesaid Deed of Trust, the Substitute Trustee does hereby grant, bargain and convey unto the Grantee, with SPECIAL WARRANTY OF TITLE, all that certain parcel of land and improvements thereon located in Halifax County, Virginia, designated as and more particularly described herein as the Property, with improvements thereon or appurtenances thereto.

This conveyance is made subject to any conditions, restrictions, reservations, declarations, easements, leases and rights of way of record or contained in the deeds forming the chain of title

to the above described Property, and subject to any and all prior liens, including, but not limited to recorded and unrecorded mechanics' and materialmens' liens, if any.

IN WITNESS WHEREOF, Edward F. Hodges, Jr., President of Clement & Wheatley, a Professional Corporation, sole acting Substitute Trustee, executed this Trustee's Deed as of the date and year first above written, pursuant to due authority.

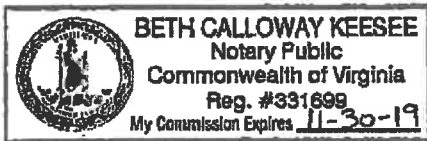
CLEMENT & WHEATLEY, A PROFESSIONAL CORPORATION, SUBSTITUTE TRUSTEE

By: Edward F. Hodges, Jr. (Seal)  
Edward F. Hodges, Jr., President

COMMONWEALTH OF VIRGINIA  
CITY OF DANVILLE, to-wit:

I, the undersigned authority, in and for the above City and State, do hereby certify that Edward F. Hodges, Jr., President of Clement & Wheatley, a Professional Corporation, Substitute Trustee, whose name is signed to the foregoing and attached Trustee's Deed dated the 14th day of August, 2018, has acknowledged the same before me in my aforesaid jurisdiction.

Signed, sealed and acknowledged before me this 14<sup>th</sup> day of August, 2018.



Beth C. Keese  
Notary Public

VIRGINIA:	
St. R. Tax	039 <u>207.25</u>
Co. R. Tax	213 <u>69.08</u>
Transfer	212 <u>1.00</u>
Clerk	301 <u>14.50</u>
Grantor Tax 038/220	<u>83.00</u>
VSLF	145 <u>1.50</u>
Tech Fund	106 <u>5.00</u>
Add'l St Rec Tax 036	<u>20.00</u>
Open sp pres 035	<u>1.00</u>
Total \$	<u>402.33</u>

CLERK'S OFFICE OF THE CIRCUIT COUNTY OF HALIFAX COUNTY

The foregoing instrument with acknowledgement was admitted to record on Aug 20, 2018 at 2:43P M.

Teste: CATHY M. COSBY, CLERK

By: Amanda S. Long Deputy Clerk

Given/Mailed to: Clement Wheatley  
PO Box 8200  
Danville VA 24543