

CLR260000738

Prepared by:

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Consideration: \$190,000.00**Return to:**

The Closing Shop
Tax Map No. 26A3 A 188; Assessed Value: \$101,500.00
Tax Map No. 26A316 2; Assessed Value: \$3,000.00
Tax Map No. 26A316 3A; Assessed Value: \$3,000.00
Title Underwriter: *First American*

THIS DEED, made this 27th day of May, 2026, by and between **LETCHWORTH LIVING LLC**, a Virginia limited liability company, by MARK K. **LETCHWORTH**, Member, and JO-ANN E. **LETCHWORTH**, Member, "GRANTORS", parties of the first part; and **DRIFTWOOD PROPERTY MANAGEMENT LLC**, a Virginia limited liability company, "GRANTEE", party of the second part, whose address is: 465 Dyers Creek Road, Port Haywood, Virginia 23138.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable considerations to them in hand paid, at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, have granted, bargained and sold, and by these presents do grant, bargain, sell and convey, with Special Warrant of Title, unto DRIFTWOOD PROPERTY MANAGEMENT LLC, a Virginia limited liability company, the following described property, with all buildings and improvements thereon, and all rights of way and appurtenances thereunto belonging or in anywise appertaining, to-wit:

All that certain lot, piece or parcel of land lying and being in Mathews County, Virginia, shown as Parcel X-1, containing 0.209 acres, more or less, as shown on plat of survey prepared by Colliers Engineering, dated April 28, 2026, and entitled, "PLAT OF BOUNDARY LINE ADJUSTMENT OF PARCELS 26A325-1, 26A324-1, 26A-316-1,

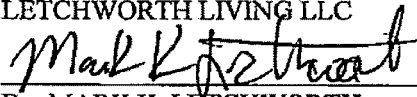
26A316-2,26A3-A-188 AND 26A316-3A", which plat is attached hereto and made a part hereof for a more accurate and particular description of said real estate.

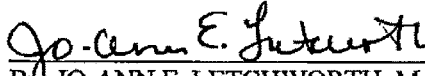
Together with an easement of right of way 12' in width for purposes of ingress and egress at all times, as shown on the abovementioned plat of survey as proposed 12' ingress/egress easement; and further together with a 12' right-of-way located along the southern boundary of said property for purposes of ingress and egress.

It being a portion of the property conveyed unto Letchworth Living LLC, a Virginia limited liability company, by deed of Allen S. Moughon and Elma J. Moughon, dated November 1, 2019, and recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, as Instrument No. 19-1452.

THIS CONVEYANCE is made subject to all easements, conditions, and restrictions of record applicable to the title to the land herein conveyed.

WITNESS the following signatures and seals:

LETCWORTH LIVING LLC
 (SEAL)
By: MARK K. LETCWORTH,
Member

 (SEAL)
By: JO-ANN E. LETCWORTH, Member

COMMONWEALTH OF VIRGINIA

COUNTY OF GLOUCESTER, To-Wit:

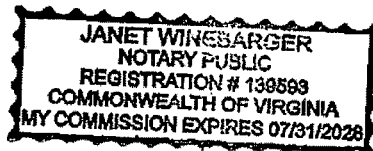
I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Letchworth Living LLC, a Virginia limited liability company by Mark K. Letchworth, Member, and Jo-Ann E. Letchworth, Member, whose names are signed to the foregoing deed

dated May 27, 2026, has acknowledged the same before me in my jurisdiction aforesaid, on this

9th day of June, 2026.

Janet Winebarger
Notary Public

My Commission Expires: _____



For plat, see clerk's cabinet 2, slide 74, hanger 441

INSTRUMENT 260000738
RECORDED IN THE CLERK'S OFFICE OF
MATHEWS COUNTY CIRCUIT COURT ON
JUNE 11, 2026 AT 11:01 AM
\$190.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$95.00 LOCAL: \$95.00
ELIZABETH A. BROWN, CLERK
RECORDED BY: MLJ