

Tax Map No. 39-57  
Tax Map No. 39-55B

This deed is exempt from recordation taxes pursuant to §58.1-811D of the Code of Virginia, 1950, as amended

THIS DEED OF EXCHANGE made this 28<sup>th</sup> day of July, 2011, by and between BARBARA M. LYDA, Grantor and Grantee, party of the first part, and ANN A. RUDY, Widow, Grantee and Grantor, party of the second part;

**WITNESSETH**

THAT for in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and the conveyance of the hereinafter described parcels of land, said party of the first part does hereby grant, bargain, sell, and convey, with GENERAL WARRANTY and ENGLISH CONVENANTS OF TITLE, unto Ann A. Rudy, the party of the second part, the following described tract or parcel of land, to-wit:

ALL of that certain parcel of land lying in Leigh District, Amelia County, Amelia County, containing 0.093 of an acre more or less, and designated as Parcel A on plat of survey by Roy E. Easter, Land Surveyor, entitled "Plat Showing an Exchange of Land Located in Leigh District of Amelia County, Virginia", dated May 24, 2011, and attached hereto and made a part hereof for a more particular description of the property herein conveyed.

BEING a part of the same land conveyed to Barbara M. Lyda by deed from Patrick J. McGill and Dorothy H. McGill, dated October 1, 1975 and recorded October 8, 1975, in the Clerk's Office of the Circuit Court of Amelia County, Virginia, in Deed Book 131 Page 110.

THE PROPERTY hereby conveyed is merged with adjoining land owned by party of the second part (T.M.# 39-55 and 39-56) for the exclusive purpose of increasing land area and adjusting the shape of the adjoining property pursuant to Section 8.30.1(2) of the Amelia County Subdivision Ordinance.

AND, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, and the conveyance of the above-described parcel of land, said party of the second part does hereby grant, bargain, sell, and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto Barbara M. Lyda, the party of the first part, all of their right, title, and interest in the following described tract or parcel of land, to wit:

ALL of that certain parcel or tract of land lying in Giles District, Amelia County, Virginia containing .191 of an acre, more or less, and designated as Parcel B on plat of survey made by Roy E. Easter, Land Surveyor, entitled "Plat Showing an Exchange of Land Located in the Leigh District, Amelia County, Virginia", dated May 24, 2011, and attached hereto and made a part hereof for a more particular description of the property herein conveyed.

BEING a portion of the same property conveyed to Eugene M. Rudy and Ann Allen Rudy, husband and wife, as tenant by the entirety with right of survivorship, by Deed from Ann Cabel W. Zimmerman, dated May 23, 2001, and recorded July 10, 2001 in the Clerk's Office of the Circuit Court of Amelia County, Virginia, in Deed Book 260, page 385. Eugene M. Rudy departed this life on July 16, 2006, thereby vesting title in Ann Allen Rudy by operation of law.

THE PROPERTY hereby conveyed is merged with adjoining land owned by the party of the first part (T.M.# 39-57) for the exclusive purpose of increasing land area and adjusting the shape of the adjoining property pursuant to Section 7-30-1(2) of the Amelia County Subdivision Ordinance.

THESE CONVEYANCES are made subject to easements, restrictions, covenants, and conditions, if any, contained in duly recorded deeds, plats, and other instruments in the chain of title which legally affect the subject real property.

WITNESS the following signatures and seals:

Barbara M. Lyda (SEAL)  
BARBARA M. LYDA

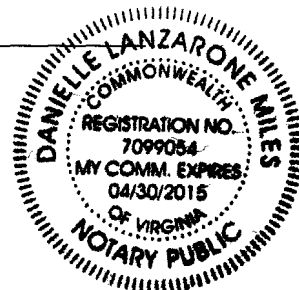
COMMONWEALTH OF VIRGINIA  
COUNTY OF AMELIA

The foregoing deed of exchange was acknowledged before me by Barbara M. Lyda this 28<sup>th</sup> day of July, 2011.

My commission expires: April 30, 2015  
Notary Identification Number: 7099054

[Signature]  
NOTARY PUBLIC

Document Prepared by:  
The Law Office of J. Chris Southall, PLC  
9062 Washington Street  
P. O. Box 552  
Amelia Court House, Virginia 23002



WITNESS the following signatures and seals:

Ann Allen Rudy (SEAL)  
ANN A. RUDY aka ANN ALLEN RUDY

COMMONWEALTH OF VIRGINIA  
COUNTY OF AMELIA

The foregoing deed of exchange was acknowledged before me by Ann A. Rudy aka Ann Allen Rudy this 28<sup>th</sup> day of July, 2011.

My commission expires: April 30, 2015  
Notary Identification Number: 7099054

[Signature]  
NOTARY PUBLIC



INSTRUMENT #201101160  
RECORDED IN THE CLERK'S OFFICE OF  
AMELIA ON  
AUGUST 5, 2011 AT 12:56PM  
Marilyn L. Wilson  
MARILYN L. WILSON, CLERK  
RECORDED BY: MLW

Document Prepared by:  
The Law Office of J. Chris Southall, PLC  
9062 Washington Street  
P. O. Box 552  
Amelia Court House, Virginia 23002

This property is classified as Zone "C", an area of minimal flood hazard in accordance with Flood Hazard Boundary Map 510314 0004 A, dated October 23, 1981.

This plat meets the exemption requirements of the Amelia County Subdivision Ordinance.

*Ann A. Rudy* 8/8/11  
Subdivision Agent/Designee Date

ANN A. RUDY  
DB 225 PG 593  
TM 39-55

ANN A. RUDY  
DB 255 PG 0062  
TM 39-56

ANN A. RUDY  
DB 210 PG 395  
TM 39-54

THOMAS W. TYSON  
DB 155 PG 119  
PLAT DB 138 PG 312  
TM 39A-1

EASTER PLAT  
DATED 7-14-93

## PARCEL "A"

0.093 ACRE

TO BE MERGED WITH RUDY  
PROPERTY

## PARCEL "B"

0.191 ACRE

TO BE MERGED WITH  
TAX PARCEL 39-57

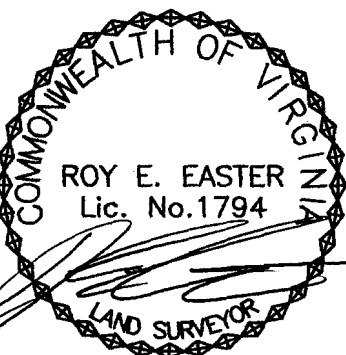
# PLAT SHOWING AN EXCHANGE OF LAND LOCATED IN THE LEIGH DISTRICT OF AMELIA COUNTY, VIRGINIA.

PARCEL "A" IS CURRENTLY STANDING IN THE NAME OF BARBARA M. LYDA AS FOUND IN DEED BOOK 131 PAGE 110 AND IS DESIGNATED AS PART OF TAX PARCEL 39-57. PARCEL "B" IS CURRENTLY STANDING IN THE NAMES OF EUGENE M. AND ANN A. RUDY AS FOUND IN DEED BOOK 260 PAGE 385 AND IS DESIGNATED AS TAX PARCEL 39-55B IN AMELIA COUNTY, VIRGINIA.

REVISED SOURCE OF TITLE 6-06-11

THIS IS TO CERTIFY THAT ON 3-31-11 I MADE AN ACCURATE FIELD SURVEY OF THE PREMISES SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS AS SET FORTH BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. SEE TITLE REPORT FOR ENCUMBRANCES AND RESTRICTIVE COVENANTS WHICH MAY NOT BE SHOWN ON THIS PLAT. NO TITLE REPORT WAS PROVIDED FOR THIS SURVEY.

ROY E. EASTER - LAND SURVEYOR



SURVEYED FOR ANN A. RUDY

**ROY E. EASTER, INC.**  
LAND SURVEYORS

( 804 ) 561-5299

( 804 ) 561-5905 FAX

P.O. BOX 252 \* AMELIA, VA. 23002

DATE: MAY 24, 2011

SCALE: 1" = 60'

DC FILE

JOB NO: 11018A