

REPORT OF TITLE
FOR
THE LUNENBURG COUNTY BANK

April 21, 1988

4:05 P. M.

At the request of The Lunenburg County Bank, I have examined the title to the hereinafter described property for the purpose of a loan being made on said property in the amount of \$25,500.00 to James E. Robertson and Sarah S. Robertson.

This property is located in Plymouth Magisterial District, Lunenburg County, Virginia, and is more particularly described as follows, to-wit:

All that certain tract or parcel of land lying and being in Plymouth Magisterial District, Lunenburg County, Virginia, containing 12.03 acres, as shown on plat made by Blackburn & Blackburn, Inc., dated October 24, 1986, attached to the hereinafter referred to deed.

TOGETHER WITH an easement over the existing outlet road over the remaining property of Kenbridge Office Supply for the purpose of ingress and egress from the above described property to Rte. No. 663. Said easement shall be 50 feet in width and shall be nonexclusive.

EXCEPTING THEREFROM, that certain tract or parcel of land containing 1.49 acres, conveyed to Durwood G. Anderson, Jr. and Teressa R. Anderson, husband and wife, by deed from James E. Robertson and Sarah S. Robertson, husband and wife, dated March 8, 1988, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Deed Book 176, at page 430.

Being all of the residue of the property conveyed to James E. Robertson and Sarah S. Robertson, husband and wife, by deed from Kenbridge Office Supply, a Virginia general Partnership, dated November 12, 1986, and recorded in the Clerk's Office aforesaid in Deed Book 169, at page 803.

LIENS AND OBJECTIONS

1. Real estate taxes have been paid through 1987.
2. Power line and telephone line easements excepted.
3. Such other matters as a careful physical examination of the property and a recent survey of the same might disclose.
4. Attached hereto as Exhibit A is a copy of a deed dated November 12, 1986, from Kenbridge Office Supply to James E. Robertson and Sarah S. Robertson. Your attention is called to

the fact that access is over a private road since the property under examination does not touch a public road. Your attention is further called to the language concerning a residential restriction and the maintenance cost of the roadway.

5. Mechanics liens for new construction file ² within the statutory period.

6. Unreleased deed of trust dated April 16, 1988, conveying the property under examination from James E. Robertson and Sarah S. Robertson, husband and wife, to Robert E. Hawthorne and Ben L. Watson, III, Trustees, in trust to secure The Lunenburg County Bank the payment of one note in the amount of \$25,500.00 and recorded in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, on April 21, 1988, at 4:05 p.m., as Instrument No. 1714.

O P I N I O N

INSOFAR as the records are properly kept and indexed in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, I am of the opinion that James E. Robertson and Sarah S. Robertson are the fee simple owners of the property under examination, and the lien of your deed of trust set forth in Paragraph No. 6 above is a valid first lien on the property under examination, subject to the liens and objections set forth above.

Respectfully submitted,

Robert E. Hawthorne

169-803

THIS DEED, made this 12th day of November, 1986, by and between KENBRIDGE OFFICE SUPPLY, a Virginia General Partnership, party of the first part; and JAMES E. ROBERTSON and SARAH S. ROBERTSON, husband and wife, as tenants by the entirety, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS of title unto the said James E. Robertson and Sarah S. Robertson, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, the following described real estate, to-wit:

All that certain tract or parcel of land lying and being in Plymouth Magisterial District, Lunenburg County, Virginia, containing 12.03 acres, as shown on plat made by Blackburn & Blackburn, Inc., dated October 24, 1986, attached hereto and made a part hereof.

TOGETHER WITH an easement over the existing outlet road over the remaining property of Kenbridge Office Supply for the purpose of ingress and egress from the above described property to Rte. No. 663. Said easement shall be 50 feet in width and shall be nonexclusive.

Being a portion of the property conveyed to Kenbridge Office Supply by deed from Margaret Brooks Burruss, et als., dated January 1, 1986, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Deed Book 165, at page 535.

This conveyance is made subject to the following conditions:

1. The above described property shall be used for residential purposes only.
2. All land owners using the easement described above shall share equally in the maintenance cost of same.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

WITNESS the following signatures and seals:

KENBRIDGE OFFICE SUPPLY, a Virginia
General Partnership

By _____ (SEAL)
Charles D. Tomlinson, a
General Partner

By _____ (SEAL)
Jeanette H. Tomlinson, a
General Partner

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the
_____ day of November, 1986, by Charles D. Tomlinson and
Jeanette H. Tomlinson, General Partners of Kenbridge Office
Supply on behalf of said partnership.

My commission expires _____.

Notary Public

Ed. 1/29/87 + Delivered to
R.E. Hawthorne, Atty

BOOK 169 PAGE 803

THIS DEED, made this 12th day of November, 1986, by and between KENBRIDGE OFFICE SUPPLY, a Virginia General Partnership, party of the first part; and JAMES E. ROBERTSON and SARAH S. ROBERTSON, husband and wife, as tenants by the entirety, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS of title unto the said James E. Robertson and Sarah S. Robertson, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, the following described real estate, to-wit:

All that certain tract or parcel of land lying and being in Plymouth Magisterial District, Lunenburg County, Virginia, containing 12.03 acres, as shown on plat made by Blackburn & Blackburn, Inc., dated October 24, 1986, attached hereto and made a part hereof.

TOGETHER WITH an easment over the existing outlet road over the remaining property of Kenbridge Office Supply for the purpose of ingress and egress from the above described property to Rte. No. 663. Said easment shall be 50 feet in width and shall be nonexclusive.

Being a portion of the property conveyed to Kenbridge Office Supply by deed from Margaret Brooks Burkuss, et als., dated January 1, 1986, of record in the Clerk's Office of the Circuit Court of Lunenburg County, Virginia, in Deed Book 165, at page 535.

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This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record to the extent that they may lawfully apply to the property hereby conveyed.

*Plat recorded
Deed Book 169
Page 805*

WITNESS the following signatures and seals:

KENBRIDGE OFFICE SUPPLY, a Virginia
General Partnership

By Charles D. Tomlinson (SEAL)
Charles D. Tomlinson, a
General Partner

By Jeanette H. Tomlinson (SEAL)
Jeanette H. Tomlinson, a
General Partner

STATE OF VIRGINIA

COUNTY OF LUNENBURG, to-wit:

The foregoing instrument was acknowledged before me on the
13th day of November, 1986, by Charles D. Tomlinson and
Jeanette H. Tomlinson, General Partners of Kenbridge Office
Supply on behalf of said partnership.

My commission expires September 18, 1987.

Jacqueline B. Mullins
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Lunenburg County, the 14th
day of November, 1986. The foregoing deed of bargain and sale was this day
presented in said office, and together with the certificate of acknowledgment thereto annexed,
admitted to record at 8:00 o'clock A.M., and indexed as required by law.
The taxes imposed by Section 58-54.1 of the Code have been paid, in the amount of
\$ 6.00

Teste: W. R. Orsick Clerk
by Frances J. Marshall, Deputy Clerk

