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BOOK 277 PAGE 276

THIS DEED is made this 16th day of March, 1994, by and between GRACIE WILKINS CLARY, a widow (the "Grantor") and RICHARD M. SMITH, JR., unmarried (the "Grantee"), P. O. Box 90, Ebony, Virginia 23845.

W I T N E S S E T H

That for and in consideration of the sum of TEN (\$10.00) DOLLARS and other legal and valuable considerations in hand paid the Grantor by the Grantee, at and before the signing, sealing and delivery of this deed, the receipt of which is hereby acknowledged, the Grantor hereby bargains, sells, grants and conveys unto the Grantee, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, all of the following described property, to-wit:

All that certain lot or parcel of real property, together with improvements thereon and appurtenances thereunto belonging, situate, lying, and being in Meherrin Magisterial District, Brunswick County, Virginia, containing 0.77 acres (the "Lot") according to a survey and plat thereof prepared by Julian E. Moore, Inc., C.L.S., dated February 16, 1994 (File No. S-999) (the "Plat") [which is attached to a deed from Everett W. Gee, a widower, to the Grantee dated February 21, 1994, to be recorded in the Clerk's Office of the Circuit Court of Brunswick County, Virginia (the "Clerk's Office") and to which reference is here made the same being incorporated herein by reference], more particularly described as: BEGINNING at a point in the east line of a 50 foot right-of-way as shown on the Plat (the "Right-of-Way"), an iron in place marking the southwest corner of lands of the Grantee, et al., and continuing thence along and conterminous with the south line of Smith, et al., S 80-33-21 E 466.45 feet to a point, an iron in place, a corner hereby established in the west line of lands now or formerly belonging to Everett W. Gee; continuing thence with Gee S 13-26-05 W 200 feet to a point, marking the southeast corner of the property hereby conveyed, cornering; continuing thence along a new line through lands of the Grantor, the following courses and distances: N 80-33-28 W 135.00 feet to a set iron in place, cornering; N 13-26-05 E 179.96 feet to an iron set in place, cornering; N 80-33-21 W 330.82 feet to an iron set in place in the east line of the Right-of-Way; continuing thence along the east line of the Right-of-Way N 11-31-13 E 20.01 feet to the point and place of beginning.

BEING a portion of a parcel of 174 acres, more or less, conveyed Eugene Clary and Gracie Wilkins Clary, husband and wife, as tenants by the entirety with the right of survivorship as at common law, by deed of Gracie Wilkins Clary and Eugene Clary, husband and wife, dated December 4, 1950, recorded in the Clerk's Office in Deed Book 112, Page 320, to which deed and plat reference is made for a more detailed and accurate description of the property hereby conveyed.

As a matter of information, Eugene Clary, husband of the Grantor, died intestate a resident of Brunswick County, Virginia, July 20, 1985, survived by the Grantor in whom fee simple, indefeasible title to the Lot vested by operation of deed.

AND FOR THE SAME CONSIDERATION, the Grantor does hereby bargain, sell, grant, and convey unto the Grantee a nonexclusive, perpetual easement for ingress, egress, and access, and for the location, construction, reconstruction, operation, and maintenance of streets, roads, public, and private utilities of every kind, nature, and description over, across, along, through, and under that parcel of land being a strip 50 feet in width COMMENCING at the southwest corner of the Lot and extending along, parallel and conterminous to the west boundary of the Lot for a distance of 20.01 feet as shown on the Plat and continuing thence in a northeasterly direction to the point of intersection with Virginia State Route 723 the location and description of which 50 foot strip or parcel of land is shown on a plat of survey prepared by J. L. Lynch, C.L.S., dated April 10, 1964, recorded in the Clerk's Office in Plat Book 3, Page 105, which perpetual easement is deemed a covenant to run with the Lot and shall be used and enjoyed by the Grantee, his successors, and assigns in perpetuity together with other persons or legal entities who now have and any who may acquire subsequently the same or similar rights of usage or enjoyment therein.

The nonexclusive 50 foot access easement hereby conveyed to the Grantee passes across a portion of land owned by the Virginia Electric and Power Company upon which a culvert has been erected with the consent of the said Virginia Electric and Power Company; and, as to the access and utility easement, this conveyance conveys such right to the use of the company's land for the aforesaid purposes as the Grantor has the right to convey.

WITNESS the following signature and seal:

227-58-0601
Social Security No.

Gracie Wilkins Clary (SEAL)
Gracie Wilkins Clary, a widow

STATE OF VIRGINIA
COUNTY/CITY OF Rockledge

I, Dyllis J. McRae, a Notary Public in and for the County/City and State aforesaid, certify that Gracie Wilkins Clary, a widow, whose name is signed to the foregoing deed dated March 16, 1994, has this day personally appeared before me and acknowledged the execution thereof in my County/City and State aforesaid.

Given under my hand this 18th day of March, 1994.

My commission expires: July 31, 1997

Dyllis J. McRae
Notary Public

VIRGINIA: In the Clerk's Office of Brunswick County Circuit Court 4-14 1994. This deed was presented and upon the annexed certificate of acknowledgement admitted to record at 1:34 P. M. The taxes imposed by Sec. 58-54.1 of the Code have been paid in the amount of \$ 9.50

TESTE: V. Earl Stanley, Jr. CLERK

By Ann M. Council, D. Clerk

THIS DEED is made this 21st day of February, 1994, by and between EVERETT W. GEE, a widower (the "Grantor") and RICHARD M. SMITH, JR., unmarried (the "Grantee"), P. O. Box 90, Ebony, Virginia 23845.

W I T N E S S E T H

That for and in consideration of the sum of TEN (\$10.00) DOLLARS and other legal and valuable considerations in hand paid the Grantor by the Grantee, at and before the signing, sealing and delivery of this deed, the receipt of which is hereby acknowledged, the Grantor hereby bargains, sells, grants and conveys unto the Grantee, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, all of the following described property, to-wit:

All that certain lot or parcel of real property, together with improvements thereon and appurtenances thereunto belonging, situate, lying, and being in Meherrin Magisterial District, Brunswick County, Virginia, containing 0.40 acres according to a survey and plat thereof prepared by Julian E. Moore, Inc., C.L.S., dated February 16, 1994 (File No. S-999) (the "Plat") hereto attached as Exhibit A, more particularly described as: COMMENCING at a point in the west line of lands of "VEPCO/LAKE GASTON", a set iron in place in the property line of lands of Richard M. Smith, Jr. (the Grantee herein) and Betsy S. Kirkland as shown on the Plat; continuing thence along and conterminous with the west line of VEPCO/Lake Gaston the following courses distances: S 18-33-31 E 160.10 feet to a point; S 31-06-29 W 109.80 feet to a point; S 21-13-31 E 71.43 feet to a set iron, a new corner hereby established in lands of the Grantor; thence along a new line through lands of the Grantor N 80-33-28 W 92.34 feet to a point, an iron in place marking the southwest corner of the property hereby conveyed and the southeast corner of a parcel of land containing 0.77 acres owned by Gracie Clary shown on the Plat, cornering; thence along and conterminous with the east line of Clary N 13-26-05 E 200.00 feet to a point in said line, an iron in place marking the northeast corner of Clary; continuing thence along the same course conterminous with the east line of lands of the Grantee and Betsy S. Kirkland 105.58 feet to the point of beginning.

BEING a portion of the land conveyed the Grantor by deed of Cottie Parker Barker, a widow, recorded in the Clerk's Office of the Circuit Court of Brunswick County, Virginia, to which reference is here made for a more accurate description of the property hereby conveyed.

The above described property is hereby conveyed to the Grantee with the expressed understanding that it is being acquired by the Grantee simultaneously with the acquisition of the adjoining parcel of 0.77 acres from Gracie Clary as shown on the Plat and together with the Clary parcel shall be combined and utilized by the Grantee as a contiguous tract and as to which no right of ingress and egress across the residue of the Grantor's property is conveyed.

WITNESS the following signature and seal:

228 07 8080
Social Security No.

Everett W. Gee (SEAL)
Everett W. Gee, a widower

STATE OF VIRGINIA
COUNTY/CITY OF hUNTERDUN

I, GORDON F. EBY, a Notary Public in and for the County/City and State aforesaid, certify that Everett W. Gee, a widower, whose name is signed to the foregoing deed dated February 21, 1994, has this day personally appeared before me and acknowledged the execution thereof in my County/City and State aforesaid.

Given under my hand this 22nd day of FEB, 1994.

My commission expires: 04/30/95

G. F. Eby
Notary Public

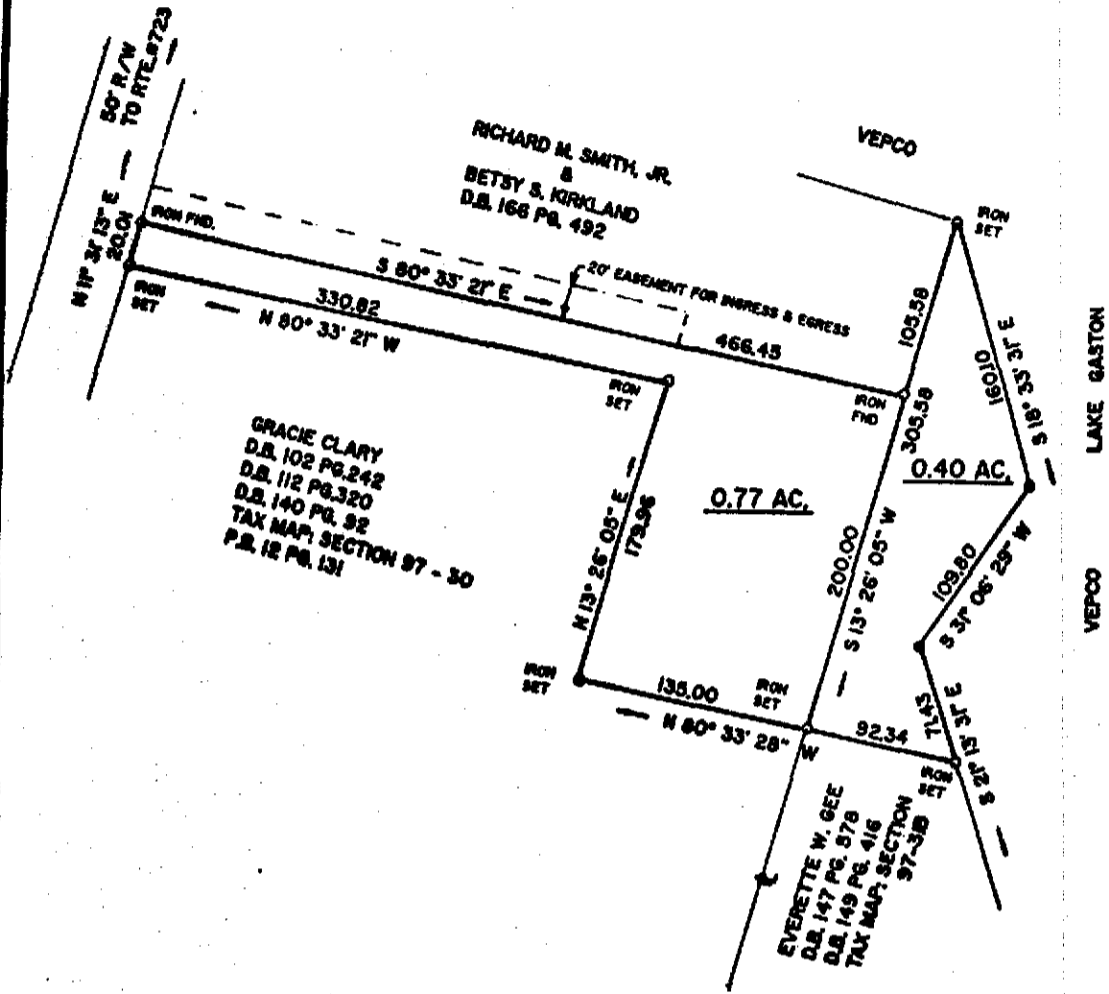
VIRGINIA: In the Clerk's Office of Brunswick County Circuit Court 4-14 1994. This deed was presented and upon the annexed certificate of acknowledgement admitted to record at 1:37 P. M. The taxes imposed by Sec. 58-54.1 of the Code have been paid in the amount of \$ 4.50

TESTE: V. Earl Stanley, Jr. CLERK

By: Ann M. Cornell, D. Clerk

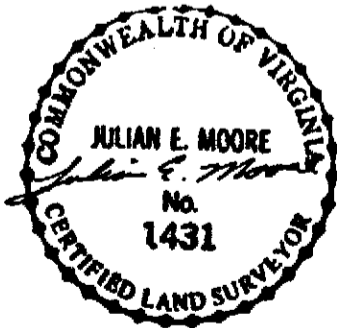
I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY, TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURES AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS.

Julian E. Moore



PLAT OF TWO PARCELS OF LAND, SITUATED IN
MEHERRIN MAGISTERIAL DISTRICT
BRUNSWICK COUNTY, VIRGINIA

0.77 AC. NOW BELONG TO: GRACIE CLARY
0.40 AC. NOW BELONG TO: EVERETTE W. GEE



DATE: FEB: 16, 1994

JULIAN E. MOORE, INC.
LAND SURVEYOR
LAWRENCEVILLE, VIRGINIA 23868

SCALE: 1" = 100'
FILE: S - 999