

THIS DEED is made this 29th day of July, 1997, by and between **MARK E. HANINGTON** and **SHEILA HANINGTON**, husband and wife (the "Grantors") and **WILLIAM E. ELLIOTT** and **DEANNA D. ELLIOTT**, husband and wife (the "Grantees"), as tenants by the entirety with the right of survivorship as at common law, 309 Skyline Drive, Fredericksburg, Virginia 22406.

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 Grantors by the Grantees, at and before the signing, sealing and delivery of this deed, the receipt of which is hereby acknowledged, the Grantors hereby bargain, sell, grant and convey unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, all of the following described property, to-wit:

All that certain lot or parcel of land, together with improvements thereon and appurtenances thereunto belonging, situate in Palmer Springs Magisterial District, Mecklenburg County, Virginia, shown and designated as: **LOT 31, SECTION A, TIMBUCTU** as shown on a plat of survey prepared by Marvin L. Crutchfield, P.E., C.L.S. ("Crutchfield"), dated March 4, 1987 (File No. 131-86F), recorded in the Clerk's Office of the Circuit Court of Mecklenburg County, Virginia, (the "Clerk's Office") in Plat Book 5, Pages 35-37, as shown on a resurvey and plat thereof prepared by Crutchfield dated July 28, 1997 (File No. 97-273-DC) hereto attached and incorporated herein by reference.

BEING the identical real property conveyed the Grantors by deed dated August 5, 1989, from Tanglewood

Land Company, Inc., a Virginia corporation, of record in the Clerk's Office in Deed Book 382, Page 339.

This conveyance is made expressly subject to:

A. A Declaration of Protective Covenants (the "Covenants") dated as of April 15, 1987, made by the Tanglewood Land Company, Inc., and recorded in the Clerk's Office in Deed Book 350, Page 93;

B. All recorded easements for public or private utilities, streets, roadways, or drainage which may legally affect the property herein conveyed as the same appear of record in the Clerk's Office; and

C. Such additional existing conditions, reservations, and covenants of record effecting said land to the extent that they may lawfully apply and to all easements of record as well as any which may appear from an on-site inspection of the property.

THE STREETS TO AND WITHIN THE SUBDIVISION (THE "STREETS") DO NOT CONFORM TO THE SPECIFICATIONS OF THE DEPARTMENT OF HIGHWAYS OF THE COMMONWEALTH OF VIRGINIA.

THE STREETS WILL NOT BE INCORPORATED INTO THE PUBLIC HIGHWAY SYSTEM AND WILL NOT BE MAINTAINED BY THE COMMONWEALTH OF VIRGINIA, MECKLENBURG COUNTY, OR ANY OTHER PUBLIC AUTHORITY.

PRIVATE WELLS ARE NOT PERMITTED ON ANY LOT IN THE SUBDIVISION. INDIVIDUAL WATER SYSTEMS ARE PROHIBITED. WATER FOR DOMESTIC HOUSEHOLD PURPOSES WILL BE SUPPLIED FROM A CENTRAL SYSTEM TO BE INSTALLED BY THE DEVELOPER. THE SYSTEM WILL NOT BE OWNED, OPERATED, OR MAINTAINED BY ANY PUBLIC AUTHORITY.

AND FOR THE SAME CONSIDERATION, the Grantors hereby set over, assign, transfer, and convey unto the Grantees all of their undivided right, title, and interest, legal and equitable, in and to that certain agreement dated March 15, 1993 (the

WITNESS the following signatures and seals:

Mark E. Hanington (SEAL)
Mark E. Hanington

Sheila L. Hanington (SEAL)
Sheila Hanington

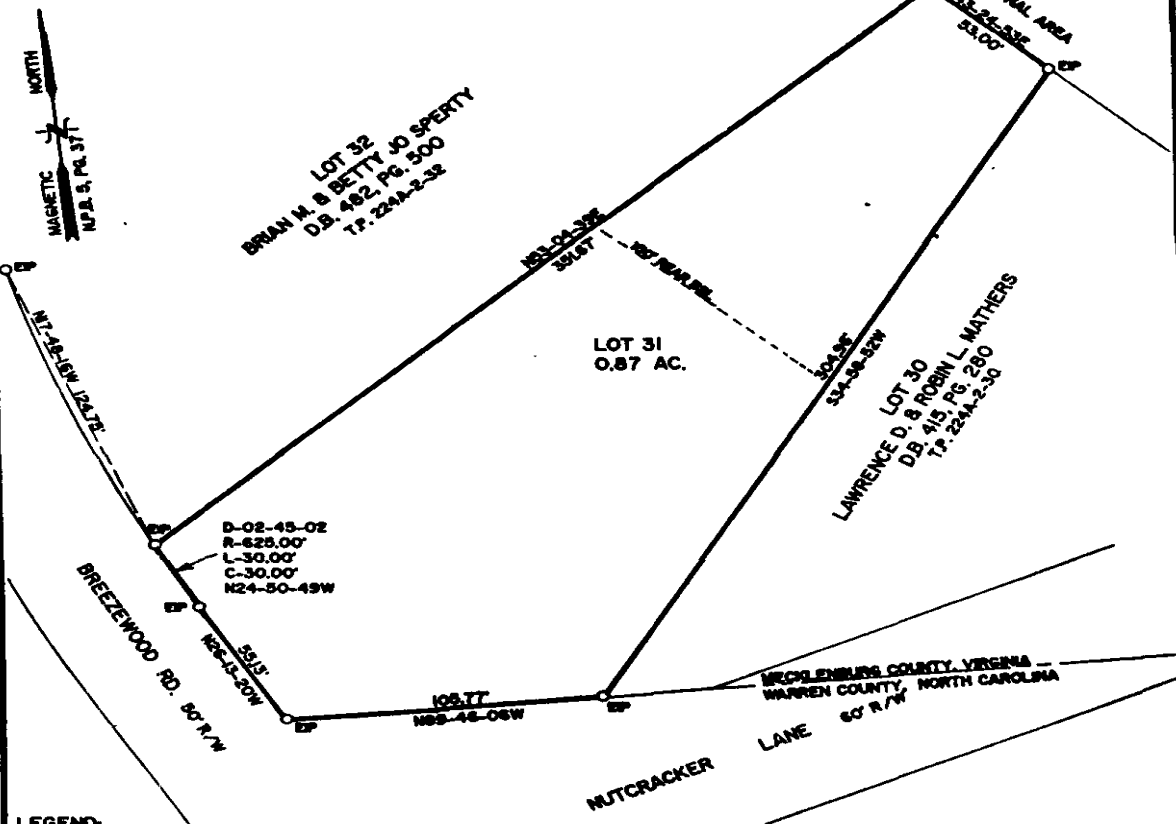
STATE OF TEXAS
COUNTY/CITY OF Collin

Given under my hand this 31 day of July

7-15-2000
[Signature]
 Notary Public

Notary Public

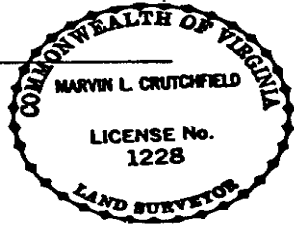




SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS CURRENT 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.

Marvin L. Crutchfield
MARVIN L. CRUTCHFIELD, C.L.S. 1228



DATE: JULY 28, 1997
SCALE: 1" = 50'
FILE NO: 97-273-DC

PLAT OF SURVEY OF LOT 31, SECTION A, TIMBUCTU SUBDIVISION, PALMER SPRINGS DISTRICT, MECKLENBURG COUNTY, VA.
OWNED BY
MARK E. & SHEILA HANINGTON
D.B. 382, PG. 339
N.P.B. 5, PG. 37
T.P. 224A-2-31

CRUTCHFIELD & ASSOCIATES, INC.
SURVEYORS - ENGINEERS - PLANNERS
P. O. BOX 268
CHASE CITY, VIRGINIA 22924
804-372-5884 FAX-804-372-0671

VIRGINIA in the Clerk's Office of Mecklenburg Circuit Court the 4th day of August 19 97 at 4:37 P.M. The foregoing Instrument together with the certificate of acknowledgment thereon endorsed was this day admitted to record and all state and local taxes paid thereon. The tax imposed by Section 58.1-802 of the Code has been paid in the amount of \$ 22.00.

Teste: E.E. Coleman, Jr., Clerk
By: AS, D.C.

Del. to:
C.G. Butler Jr.