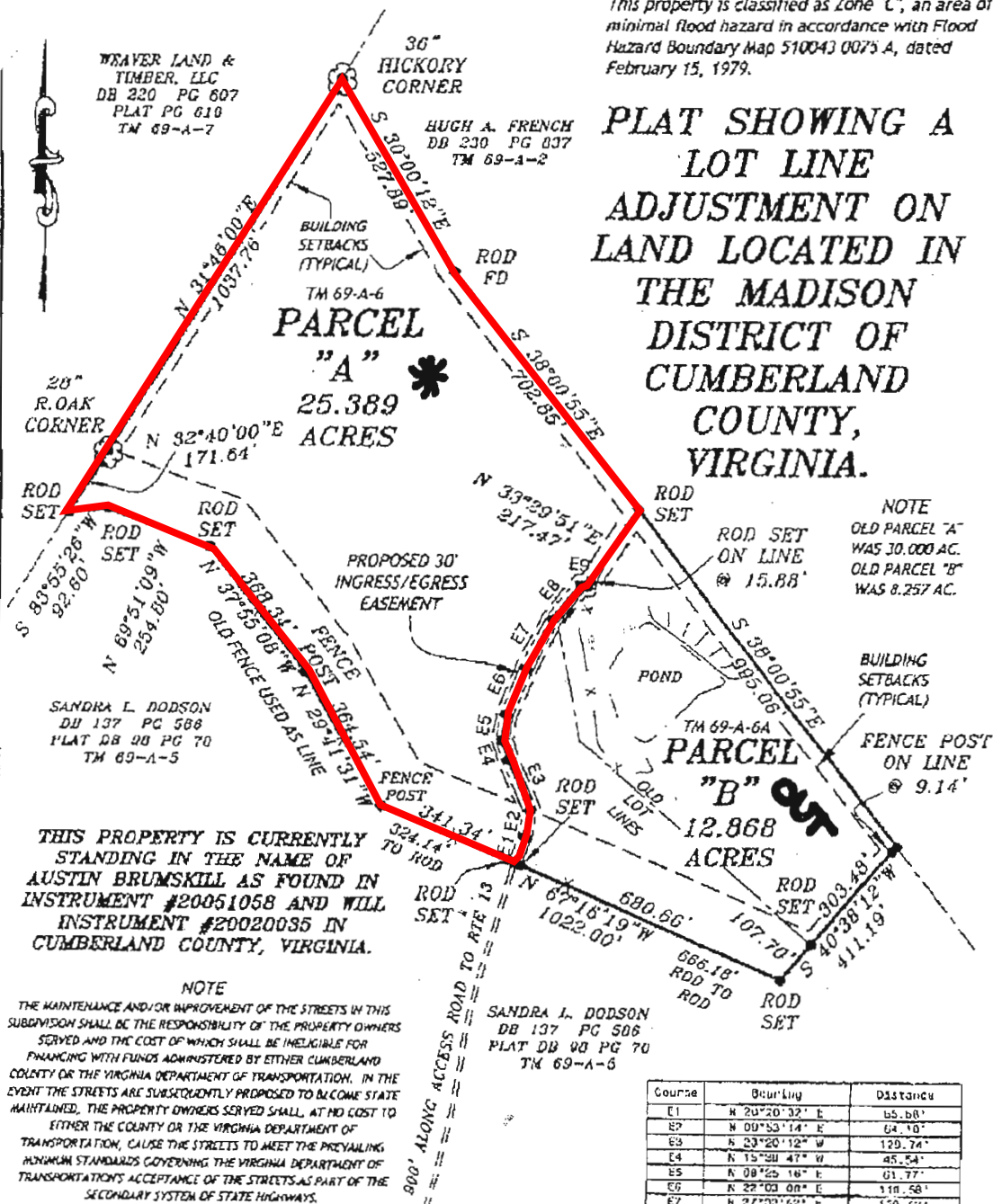


Tract 2	25 Acre Farm
Acreage	25.389
County	Cumberland
Road	Rt.13 Old Buckingham Rd
Access	Deeded right-of-way
Plat	Yes, 2000
Perc	Septic in place
Water	Well
Sewer	Septic
Electric	Yes
Wooded	1/2 open, 1/2 wooded
Stream	Nice stream
Views	Nice fields
Buildings	Barn, shed, cabin
Tax Map	69-A-6
Zoning	Agricultural
Tax Assmt	\$58,280
Min. Bid	\$45,000
	Owner Financing Available
	20% down, 9% interest, 10 year term
Notes	Established home site Fenced
Directions	From Sprouses Corner, 60E 16 miles to RIGHT on Rt.13. 5.7 miles on left. Turn onto driveway and continue 900' to property on left. From Richmond, 60W 22 miles to LEFT on Emanuel Church Rd (1002). Half mile and continue on Rt.13 (Old Buckingham) for 14 miles. Property on right. From Farmville, 45N 14 miles to RIGHT on 60E. 3.5 miles to RIGHT on Rt.13. 5.7 miles on left.

This property is classified as Zone "C", an area of minimal flood hazard in accordance with Flood Hazard Boundary Map 510043 007's A, dated February 15, 1979.

PLAT SHOWING A LOT LINE ADJUSTMENT ON LAND LOCATED IN THE MADISON DISTRICT OF CUMBERLAND COUNTY, VIRGINIA.



THIS PROPERTY IS CURRENTLY STANDING IN THE NAME OF AUSTIN BRUMSKILL AS FOUND IN INSTRUMENT #20051058 AND WILL IN INSTRUMENT #20020035 IN CUMBERLAND COUNTY, VIRGINIA.

NOTE

THE MAINTENANCE AND/OR IMPROVEMENT OF THE STREETS IN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS SERVED AND THE COST OF WHICH SHALL BE INELIGIBLE FOR FINANCING WITH FUNDS ADMINISTERED BY EITHER CUMBERLAND COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION. IN THE EVENT THE STREETS ARE SUBSEQUENTLY PROPOSED TO BECOME STATE MAINTAINED, THE PROPERTY OWNERS SERVED SHALL, AT NO COST TO EITHER THE COUNTY OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION, CAUSE THE STREETS TO MEET THE PREVAILING MINIMUM STANDARDS GOVERNING THE VIRGINIA DEPARTMENT OF TRANSPORTATION'S ACCEPTANCE OF THE STREETS AS PART OF THE SECONDARY SYSTEM OF STATE HIGHWAYS.

NOTE
THERE ARE IMPROVEMENTS THAT ARE NOT SHOWN.

80' RIGHT-OF-WAY
OLD BUCKINGHAM ROAD
STATE ROUTE 13

REVISED TO 2 PARCELS ON 11-08-10
REVISED TO 3 PARCELS ON 1-12-04
REVISED PARCEL "B" LINE ON 12-27-01
REVISED TO 2 PARCELS ON 11-06-01



THIS IS TO CERTIFY THAT ON 10-08-00 I MADE AN ACCURATE FIELD SURVEY OF THE PROMISES SHOWN HEREON AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLETES WITH THE HARRISON 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 AUSTIN BRUMSKILL

ROY E. EASTER, INC.
LAND SURVEYORS

(804) 561-5299

(804) 561-5905 FAX

P.O. BOX 252 • AMELIA, VA. 23002

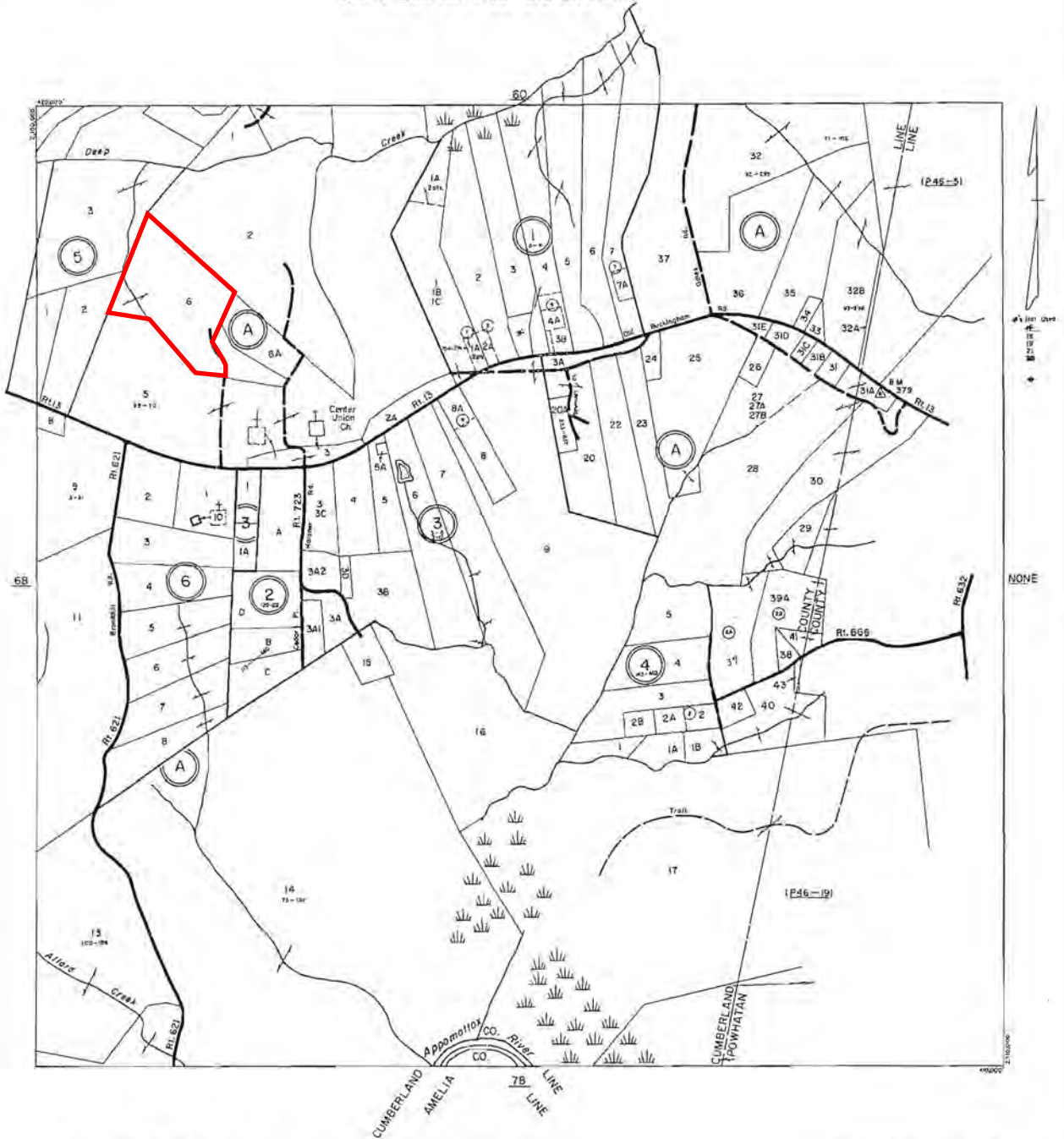
DATE: DECEMBER 15, 2000

SCALE: 1" = 300'

FB & PG: 52 / 50

JOB NO: 99177

CUMBERLAND COUNTY



SCALE 1" = 1215'
0 100 200 300 400 500 600 700 800 900 1000
FEET

MADISON DISTRICT

SECTION 69

Property Identification Run Dt: 4/27/2011 Owner Name/Address
 Map #: 069 A 6 BRUMSKILL, AUSTIN
 Acct #: 000012590-001 1036 OLD BUCKINGHAM ROAD
 Address: 001025 OLD BUCKINGHAM ROAD POWHATAN, VA 23139-6425
 City/St: POWHATAN, VA 23139

Legal Description 01 of 01
 INST.20051058,20110028
 25.389 AC

Bk/Pg: /

Occupancy: SINGLEWIDE Year Built: 1990
 Dwl Type: SINGLEWIDE MH/Type:1/P Year Rmld:
 Use/Class: /AGRICULTURAL 20-100 AC Year Efflt: 1990
 Year Assd: 2010 Condition: SINGLEWIDE AVE
 Zoning: AGRICULTURAL On Site Date: (LW) 6/05/2009
 Dist: 34 MADISON DISTRICT CM Review Date: (LW) 9/29/2009

Acreage: 25.389
 Land Use:
 Total Mineral:
 Total Land: 56680
 Total Imp: 1600
 Total Value: 58280

----- Improvement Description -----
 Exterior Interior Site
 STRT-UNPAVED
 TOPO-ROLLING
 UTIL-SEPTIC SYSTEM
 UTIL-WELL

----- Other Improvements Valuation -----

Desc	Length	Width	Size	Grade	Rate	FV/Pct	Value
SHED							100
PORCH ENC	12.0	26.0	312				1000
WOOD DECK	6.0	14.0	84				500
Total Imp Value							1600

----- Land Valuation -----

M	Cls	Desc	G	Size	Dpth	Rate	FV/Pct	Value
A	3	SITE/REAR	M	1.000		14000.00		14000
A	13	RES-REAR	P	24.389		1750.00		42680
Total Land Value				25.389				56680
Total Property Value								58280

Sec	Type	Str	Description	Area
			Cur. Value	
			Prev. Value	
			%Chg.	
			Land	56680
			Improvements	1600
			Total	58280
			Average Price Per Acre	2232
			Sale Date/Amount	6/27/2005

SCHEDULE "A"

That certain parcel of land in Madison District, Cumberland County, Virginia, containing 25.389 acres, and shown and described as Parcel "A" on a plat of survey made by Roy E. Easter, Inc., Land Surveyors, dated December 15, 2000, revised November 8, 2010, a copy of which plat is attached hereto and made a part of this deed and to which reference is made for a more complete description of the lands hereby conveyed.

Said lands are conveyed together with and subject to the following easement and access rights:

- (1) ALL rights of the Grantors to the use of the access road shown on said plat as "900' along access road to Rte. 13," in common with all others using the same, and all conditions set forth to an agreement among previous owners, dated June 16, 1977, recorded in the Clerk's Office of the Circuit Court of Cumberland County, Virginia, in Deed Book 140, at Page 571.
- (2) ALL rights of the Grantors to the use of the right of way 20' in width from the present right of way, along the northern line of the (Dodson) property to "Hugh Mack Road" and an easement over and along the "Hugh Mack Road" to Highway 13 as set forth in said agreement, such easement to be in common with all those having rights in the same.
- (3) An easement in common with Parcel "B" on said plat for the use of the "proposed 30' ingress/egress easement" along the division line between the properties, and an easement along the perimeter of Parcel "B" to the 20' easement along the northern line of Dodson property leading to the Hugh Mack Road as set out in said Agreement of record in Deed Book 140, Page 471.

BEING a portion of the land conveyed to Lewis D. Brumskill by deed from Patrick Brumskill, dated March 5, 1943 recorded in said Clerk's Office in Deed Book 78, Page 183, and a portion of the land conveyed to Lewis D. Brumskill by deed from William J. Watkins, Special Commissioner, dated September 27, 1984 and recorded in the aforesaid Clerk's Office in Deed Book 158, at Page 487, and a portion of the lands of which Lewis D. Brumskill died seized and were devised to Austin Brumskill, Terry Lee Brumskill and Sherry Ann Brumskill by his Will, probated and recorded as Will Instrument Number 20020035 in said Clerk's Office, and a portion of the lands conveyed to Dawn Blair by deed from Austin Brumskill, Executor of the will of Lewis D. Brumskill, by deed dated June 29, 2002, and recorded as Deed Instrument No. 20021313, and a portion of the land conveyed to Austin Brumskill, by deed from Dawn Blair, dated June 27, 2005 and recorded as Deed Instrument No. 20051051058, to which reference is made for a more complete description of the of the muniments of title of the Grantor.