

152.7 ACRES MIDDLESEX COUNTY, VIRGINIA

PRICE - \$252,000



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ALL INFORMATION DEEMED RELIABLE, BUT NOT GUARANTEED.

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PROPERTY DESCRIPTION

The subject property is shown on Middlesex County Tax Map records as parcel number 7-74. According to the tax records the property contains 152.7 acres. The deed is recorded in Deed Instrument #190000351. A review of the Middlesex County Tax Records indicates the following:

<u>Tax Map Number</u>	<u>Acreage</u>
7-74	152.7

The subject property is currently zoned Low Density Rural (LDR). There are approximately 820 feet of road frontage on Canoe House Road.

The tract is totally wooded. Much of the timber was cut around what appears to be 2005 or 2006. There is mixed pine regeneration with varying sizes of pulpwood. There is some value in the pulpwood. Parrotts Creek runs through the property.

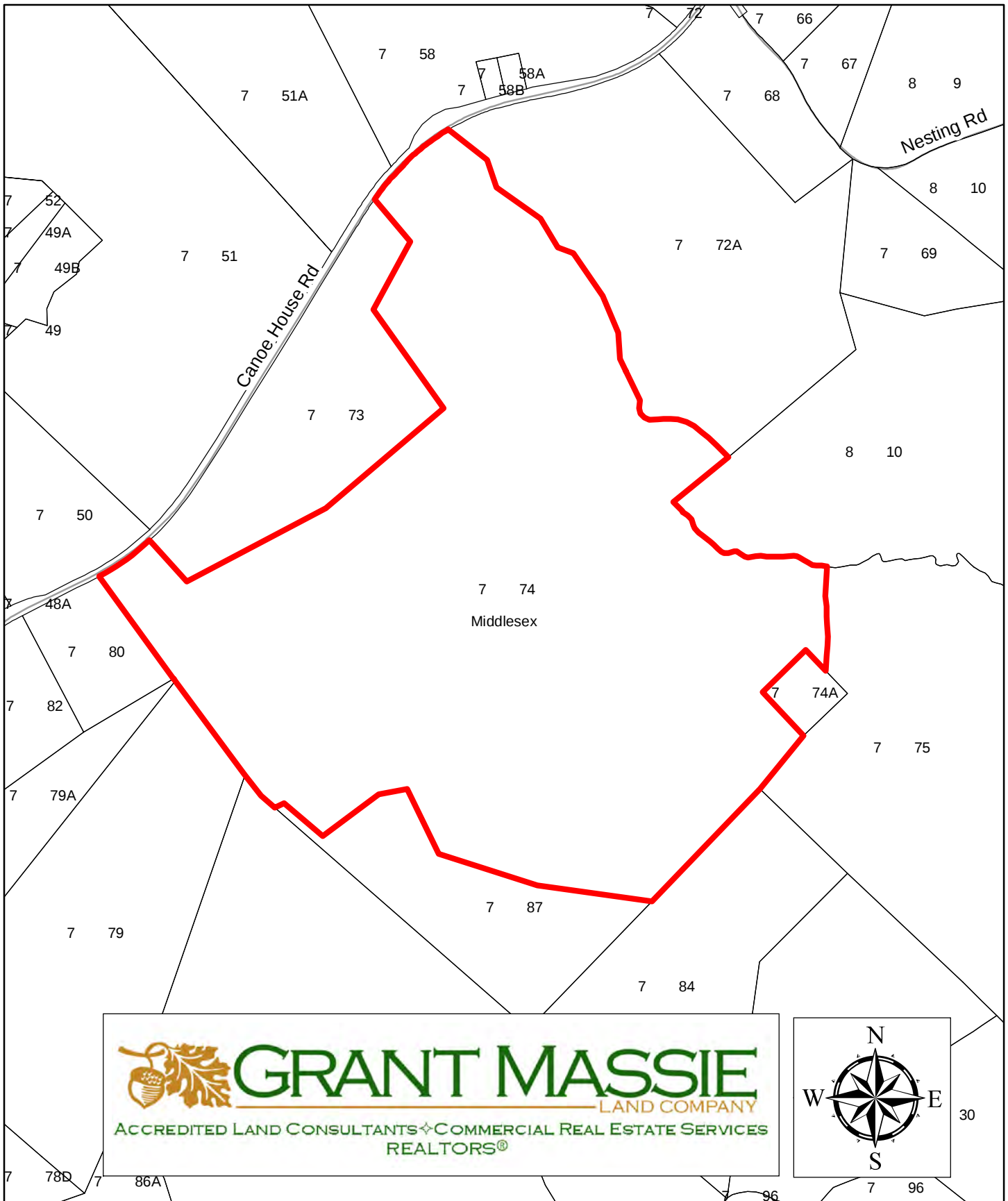
It is located approximately 1.5 miles from the Rappahannock River and 1.3 miles off of Route 17. It is 20 miles south of Tappahannock. The nearest Public Boat Landing is approximately 7 miles away.

******* Approximate location address: 1500 Canoe House Road, Jamaica, VA 23079**

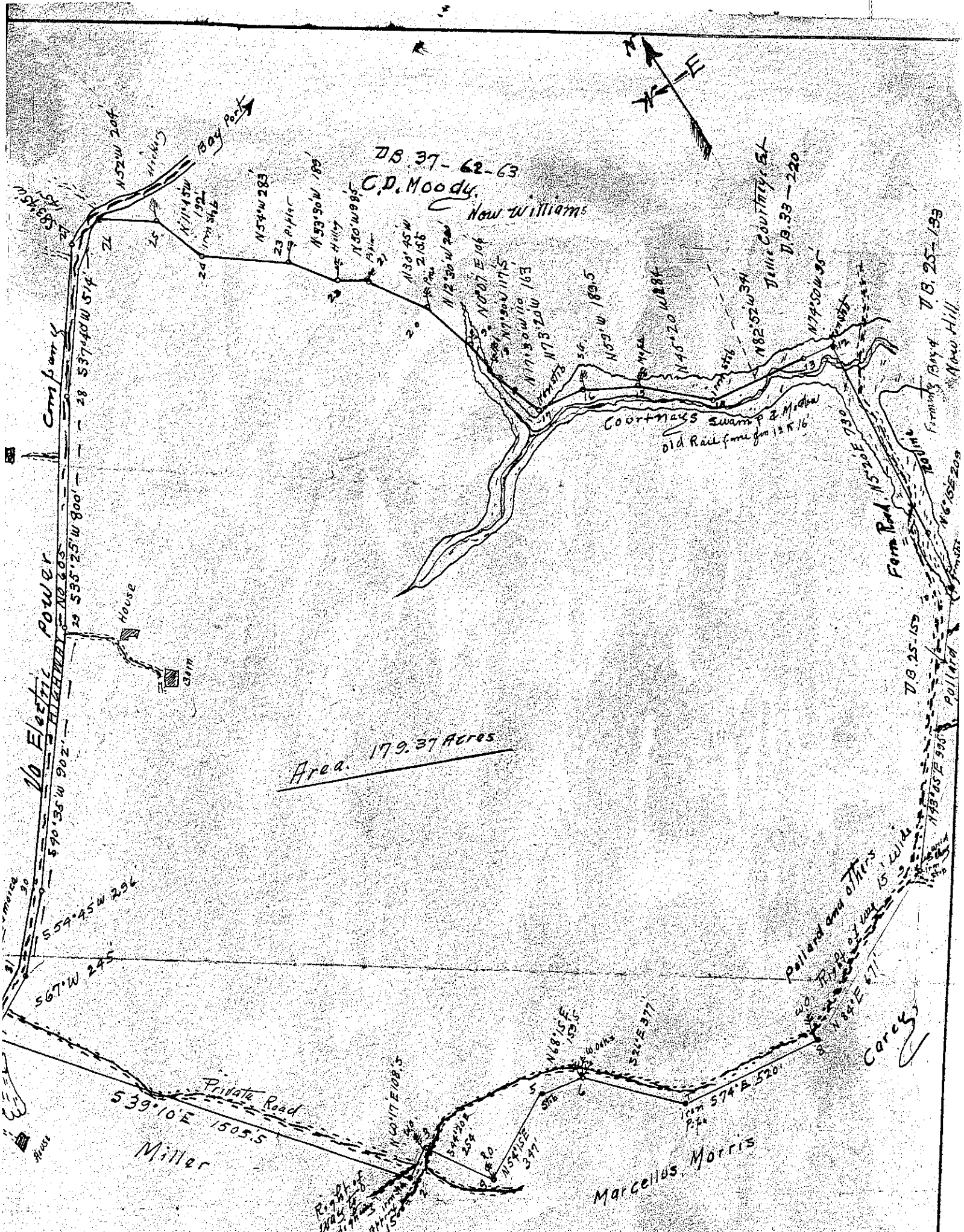
PHOTOGRAPHS



MIDDLESEX COUNTY - TAX MAP

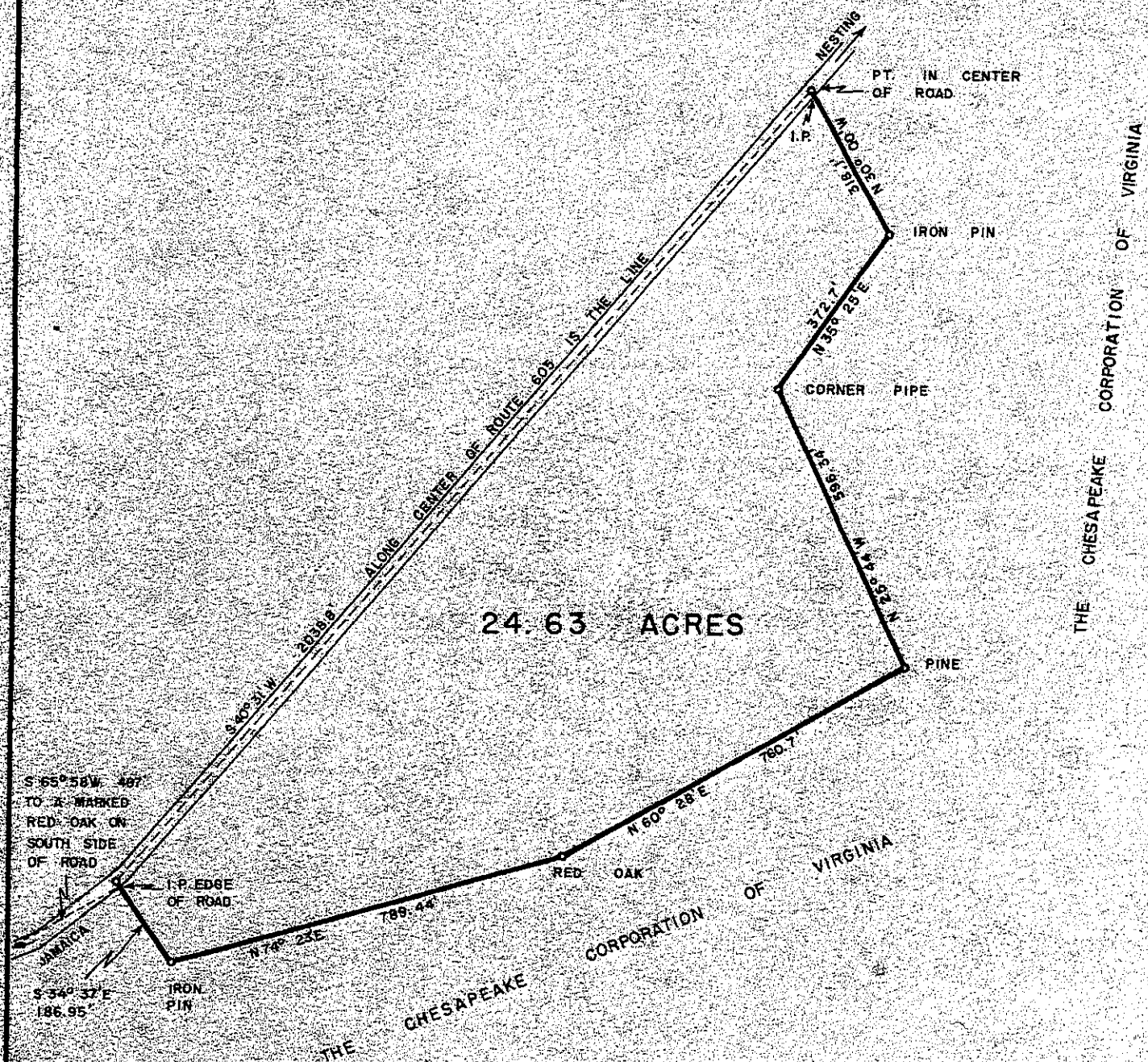


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The above map represents a parcel of land owned by H.B. Burns and C.W. Eastman, containing 179.37 Acres. Situated on the East side of Highway No. 605 in the upper end of Middlesex County, Virginia, and more fully described as follows. Beginning at figure 1 a Red oak on East side of Highway No. 605 and the Cor. to Matter Thence with Miller's line 539°10'W 1505.5 to 2 an iron stb at the intersection of the Right of way of Pollard and others Thence N 60°17' E 108.5 to 3 a white oak Thence 544°20' E 254 to 4 a Red oak Thence N 54°15' E 347 to 5 a stb Thence N 68°15' E 159.5 to 6 an iron stb by a cluster of white oaks Thence 526° E 377 to 7 an iron P. Thence 574° E 550 to 8 a white oak Thence N 84° E 671 to 9 an iron stb near a small wild cherry on the East side of the Right of way Thence N 43° 05' E 995 to 10 an iron stb in the head of a Ravine in Halls line Thence with said Halls line N 6°15' E 209 to 11 Thence N 5° 00' E 500

OUT PARCEL



THE ABOVE PLAT REPRESENTS A RESERVATION OF 24.63 ACRES FROM A 179.37 ACRE TRACT OWNED BY J. C. LEE AND LOCATED ON RT 605, JAMAICA MAGISTERIAL DISTRICT, MIDDLESEX COUNTY, VIRGINIA. THE REMAINING 154.74 ACRES TO BE CONVEYED TO THE CHESAPEAKE CORPORATION OF VIRGINIA.

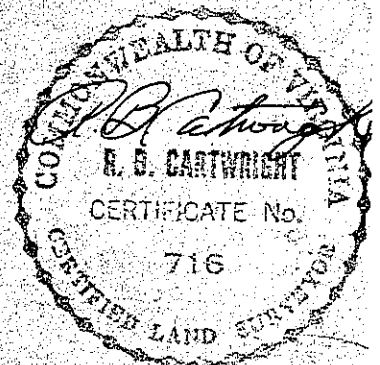
NOTE. THE 179.37 ACRE TRACT REFERRED TO SURVEYED BY W. H. STIFF, C
MAY 1, 1951 AND RECORDED IN DEED BOOK 64, PAGE 305.

THE
CHESAPEAKE CORPORATION
OF VIRGINIA

TRACT NAME RESERVATION BY J. C. LEE
DISTRICT JAMAICA
COUNTY MIDDLESEX
STATE VIRGINIA
SCALE 1" = 300' DATE DECEMBER

DATE DECEMBER 10, 1958

CERTIFIED SURVEYOR



SCHEDULE A

All that certain lot or parcel of land situated in Jamaica Magisterial District, Middlesex County, Virginia, on the southeastern side of State Route No. 605 leading from Jamaica Post Office to Bayport, and being more particularly described as all of a certain tract of 179.37 acres as shown by plat of W.H. Stiff, Civil Engineer, dated May 1, 1951, and recorded in the Clerk's Office of the Circuit Court of Middlesex County, Virginia in Deed Book 64 at Page 305.

LESS AND EXCEPT a 24.63 acre tract as shown on a plat by H.H. Cartwright dated December 10, 1958, recorded in the aforesaid clerk's office in Deed Book 5 at Page 265.

LESS AND EXCEPT .073 acre conveyed to the Commonwealth of Virginia by instrument recorded in the aforesaid clerk's office in Deed Book 83 at Page 387.

LESS AND EXCEPT that certain parcel of land containing 2 acres, more or less, conveyed to Edwin W. Ruark and Suzanne C. Ruark by deed from George E. Keller, III, dated June 12, 2012, recorded in the aforesaid clerk's office as Instrument # 121162.

It being the identical property conveyed unto Benson Thomas Fukushima and Christina Lloyd Fukushima, husband and wife by deed dated March 6, 2015 from S. Vance Wilkins, Jr., which deed is recorded in the aforesaid clerk's office immediately prior to this deed of trust.

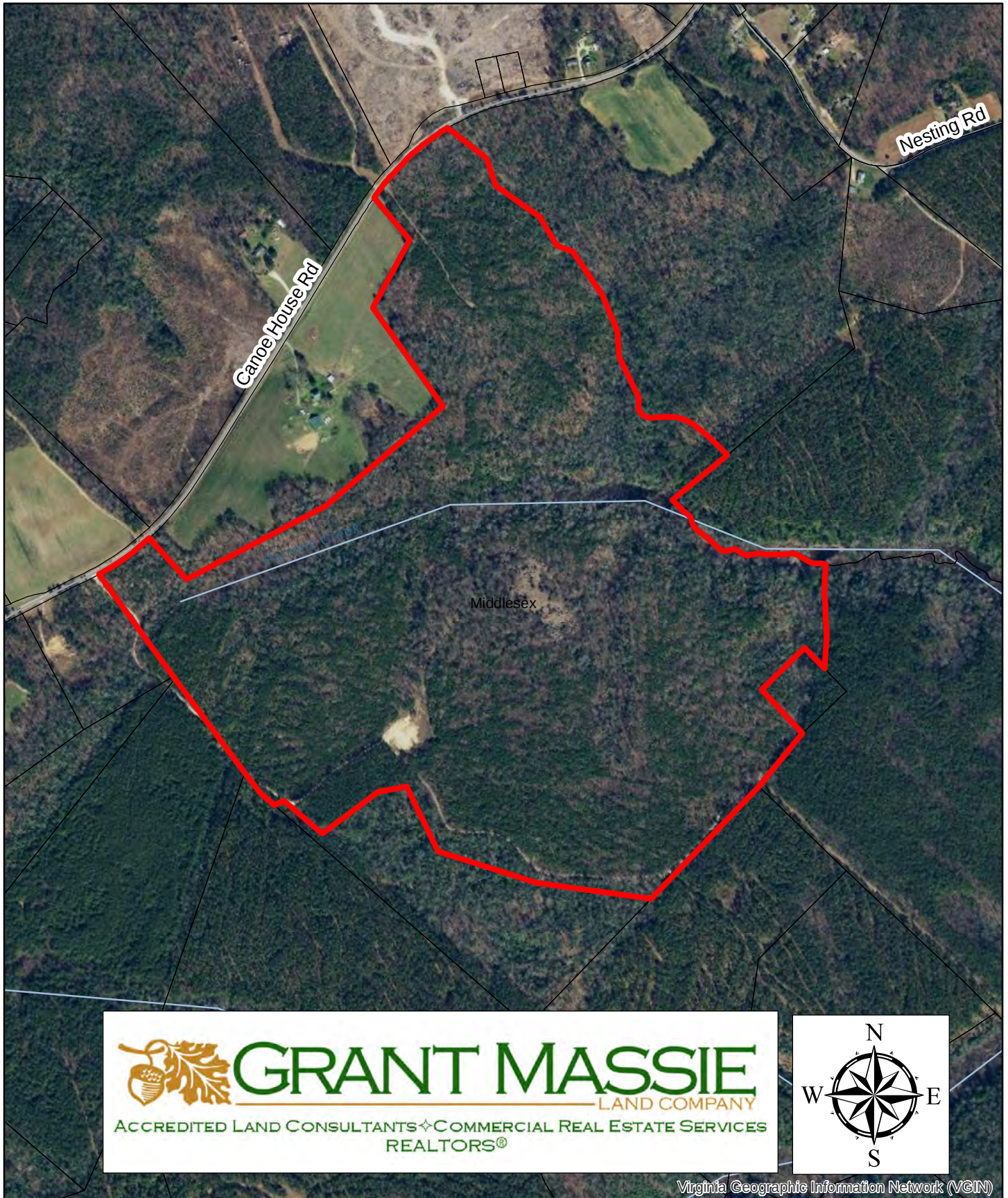
The real estate herein conveyed is conveyed together with and subject to the restrictions, reservations, easements, conditions and covenants of record as the same may lawfully apply thereto.

Reference is hereby made to the foregoing deed, plat and other instruments of record in the chain of title to the property herein conveyed for a more particular description thereof.

INSTRUMENT #150000305
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF MIDDLESEX ON
MARCH 16, 2015 AT 12:01PM

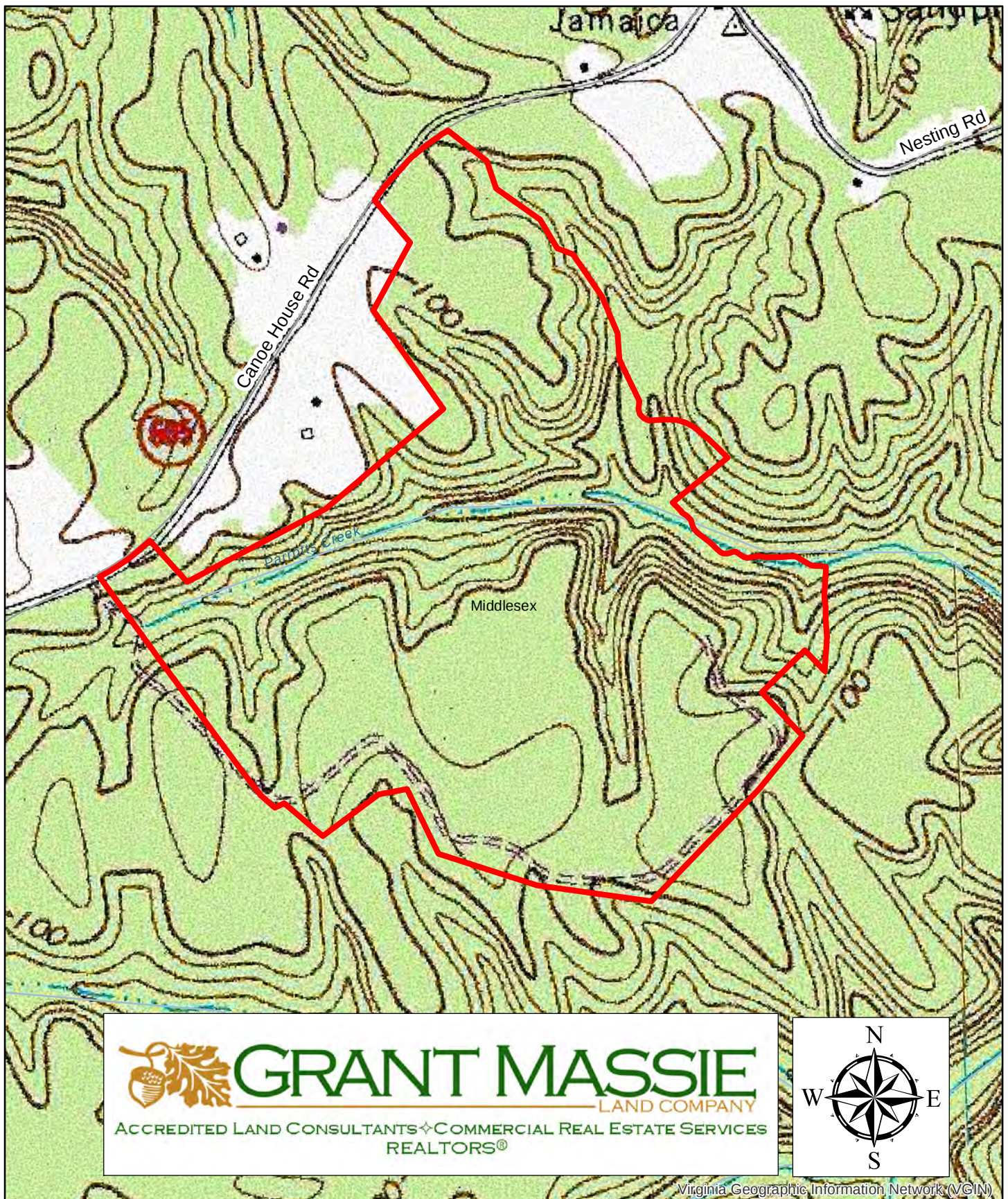
LYNN L. DUNLEVY, CLERK
RECORDED BY: LML

MIDDLESEX COUNTY - AERIAL PHOTOGRAPH



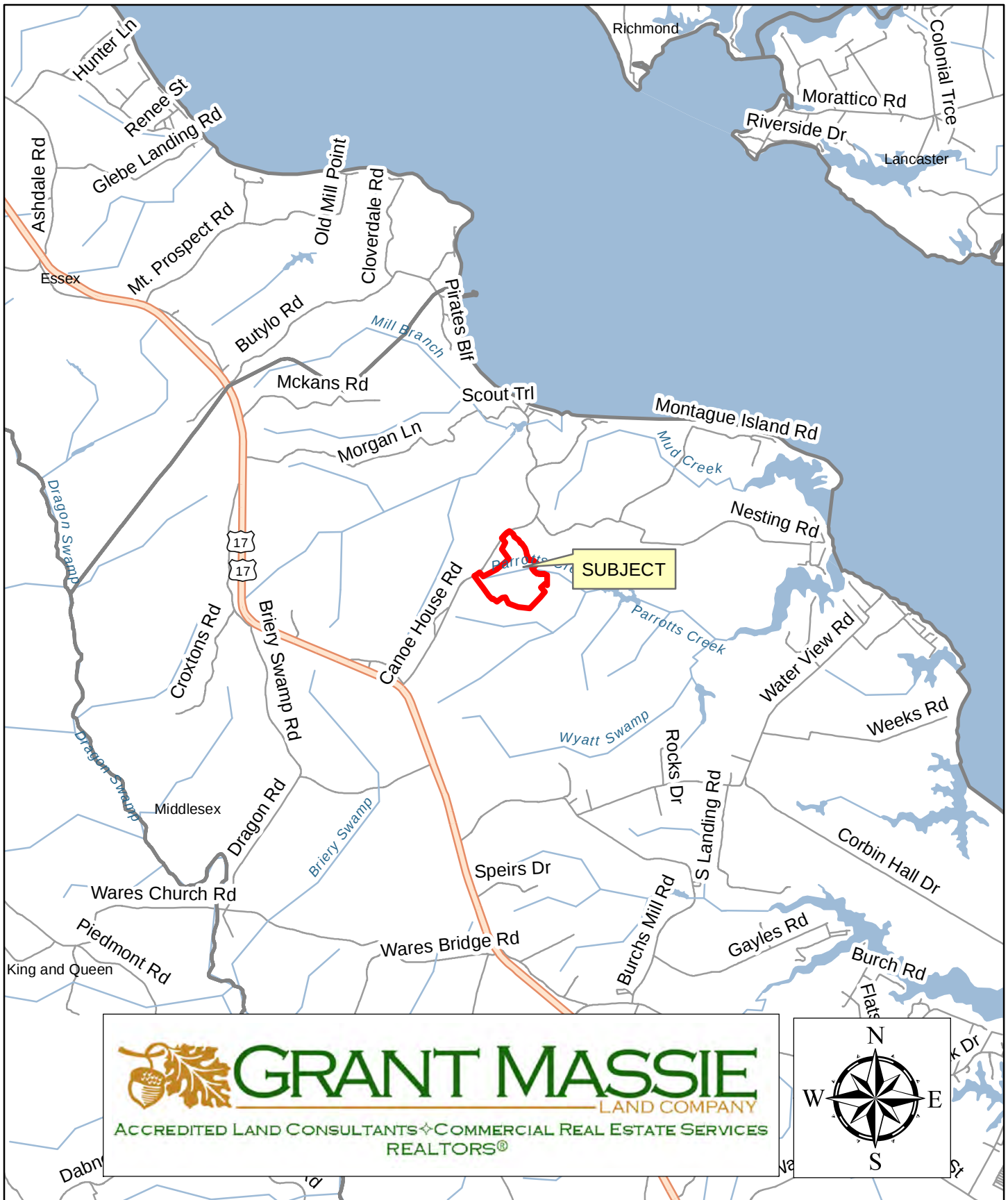
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MIDDLESEX COUNTY - TOPOGRAPHIC MAP



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MIDDLESEX COUNTY - LOCATION MAP



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