

mailed 6-20-86

Grantee

Box 974

Exmore Va.

BOOK 221 PAGE 163

No. 467

THIS DEED made this 27th day of May, 1986, by and between GENERAL FARMS & LAND CO., a Virginia Corporation, party of the first part, and JAMES A. RICHARDSON and BETTY L. RICHARDSON, husband and wife as tenants by the entirety with full right of survivorship as at common law, parties of the second part, and FIRST VIRGINIA BANK-TIDEWATER, successor by merger with First Virginia Bank-Eastern Shore which was successor by merger with The Peoples Trust Bank, and BENJ. W. MEARS, JR., Trustee, parties of the third part.

WITNESSETH: That the party of the first part, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, cash in hand paid at and before the signing, sealing and delivery of these presents, the receipt and sufficiency whereof is hereby acknowledged, does give, grant, bargain, sell and convey with GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE unto JAMES A. RICHARDSON and BETTY L. RICHARDSON, husband and wife as tenants by the entirety with full right of survivorship as at common law, the following described real estate, to-wit:

All those certain lots or parcels of land located in Old Neck, Franktown District, Northampton County, Virginia, and designated as Lot 4 containing 9.20 acres, more or less, Lot 5 containing 1.46 acres, more or less, Lot 6 containing 1.46 acres, more or less, Lot 7 containing 2.45 acres, more or less, and Lot 8 containing 2.45 acres, more or less, all as shown on a certain plat of survey entitled "Plat of Survey 'Great Pine Harbour'" Located: Old Neck, Franktown District, Northampton County, Virginia", dated February 22, 1983, and made by Shore Engineering Co., which said plat is duly of record in the Clerk's Office of the Circuit Court of Northampton County, Virginia, in Plat Book 12, pages 54 and 55, to which reference is hereby made for a more accurate and particular description of said lots or parcels of land herein conveyed. The lots hereby conveyed are a part of that certain tract or parcel of land which was conveyed to General Farms & Land Co. by William Heath Johnson and Beverly Hart Johnson, his wife, by deed dated February 2, 1983, and of record in the aforesaid Clerk's Office in Deed Book 208, page 157, to which reference is hereby made for derivation of title. The above described lots or parcels of land are granted a right of ingress and egress to and from Johnson Cove of Occohannock Creek through that certain 50 foot wide parcel containing 0.18 acre located between lots 16 and 17 as shown on said plat and designated as Creek Access Area.

This conveyance is made expressly subject to the following restrictive covenants and conditions which run with the land and are binding on the Grantees, their successors and assigns, to-wit:

1. This lot shall be used only for residential purposes.
2. No dwelling shall be erected thereon with less than 1,000 square feet of floor space, which said floor space is deemed exclusive of any and all garage areas and screened-in porches.
3. No permanent house trailer, mobile home or double-wide mobile home shall be permitted on said lot except during construction of a permanent structure on said lot.
4. The residence on said lot shall be a single-family unit.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by the limitation of time contained therein or otherwise become ineffective.

Together with all the privileges, appurtenances, riparian rights and rights of way to said lot or parcel of land thereunto belonging or in anywise appertaining.

TO HAVE AND TO HOLD said real estate unto the said JAMES A. RICHARDSON and BETTY L. RICHARDSON, husband and wife as tenants by the entireties with full right of survivorship as at common law.

Grantees shall receive immediate possession of the herein conveyed property upon the execution and delivery of this deed, and taxes shall be prorated as of the date of closing.

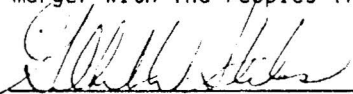
The parties of the third part unite in this deed for the sole purpose of releasing the above described real estate from the lien of the Deed of Trust from GENERAL FARMS & LAND CO. to BAXLEY T. TANKARD and BENJ. W. MEARS, JR., Trustees, either or both of whom may act, dated February 10, 1983, and recorded in Deed Book 208, page 160, securing unto FIRST VIRGINIA BANK-TIDEWATER, successor by merger with First Virginia Bank-Eastern Shore which was successor by merger with The Peoples Trust Bank, the payment of that certain note described in said Deed of Trust, but the lien of said Deed of Trust is specifically preserved and retained upon the other lands described therein.

WITNESS the following signatures and seals.

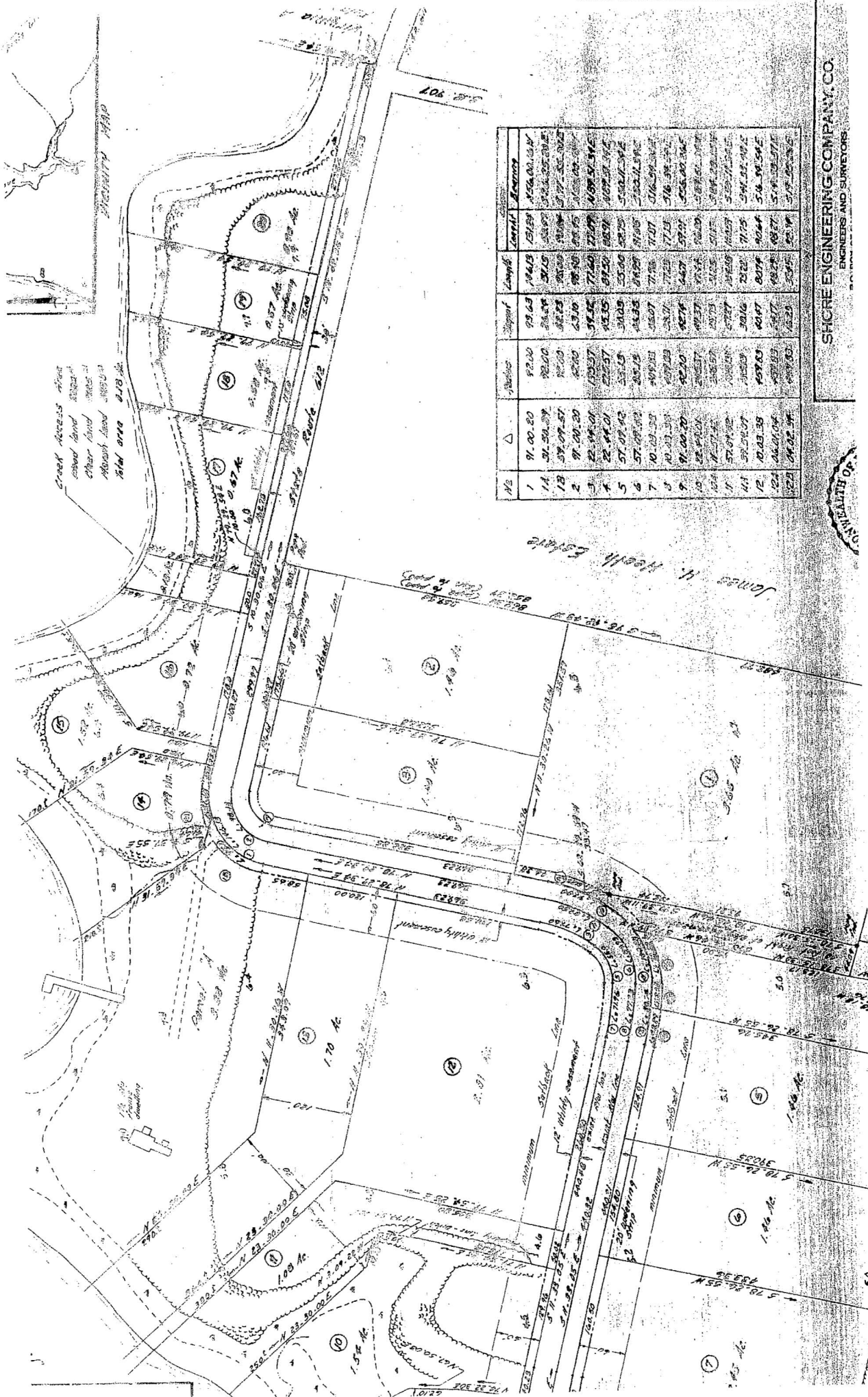
GENERAL FARMS & LAND CO.

By:  (SEAL)
WILLIAM W. PRENTISS, President

FIRST VIRGINIA BANK-TIDEWATER, Successor
by merger with First Virginia Bank-
Eastern Shore which was successor by
merger with The Peoples Trust Bank

By:  (SEAL)
VICE PRESIDENT
Official Capacity

 (SEAL)
Benj. W. Mears, Jr., Trustee



N/S	Δ	Angle	Length	Area
1	91.00.20	92.60	194.63	154.00.13.1
1A	91.50.24	92.60	194.63	154.00.13.1
1B	91.00.20	92.60	194.63	154.00.13.1
2	91.00.20	92.60	194.63	154.00.13.1
3	91.00.20	92.60	194.63	154.00.13.1
4	91.00.20	92.60	194.63	154.00.13.1
5	91.00.20	92.60	194.63	154.00.13.1
6	91.00.20	92.60	194.63	154.00.13.1
7	91.00.20	92.60	194.63	154.00.13.1
8	91.00.20	92.60	194.63	154.00.13.1
9	91.00.20	92.60	194.63	154.00.13.1
10	91.00.20	92.60	194.63	154.00.13.1
11	91.00.20	92.60	194.63	154.00.13.1
12	91.00.20	92.60	194.63	154.00.13.1
13	91.00.20	92.60	194.63	154.00.13.1
14	91.00.20	92.60	194.63	154.00.13.1
15	91.00.20	92.60	194.63	154.00.13.1
16	91.00.20	92.60	194.63	154.00.13.1
17	91.00.20	92.60	194.63	154.00.13.1
18	91.00.20	92.60	194.63	154.00.13.1
19	91.00.20	92.60	194.63	154.00.13.1
20	91.00.20	92.60	194.63	154.00.13.1
21	91.00.20	92.60	194.63	154.00.13.1
22	91.00.20	92.60	194.63	154.00.13.1
23	91.00.20	92.60	194.63	154.00.13.1
24	91.00.20	92.60	194.63	154.00.13.1
25	91.00.20	92.60	194.63	154.00.13.1
26	91.00.20	92.60	194.63	154.00.13.1
27	91.00.20	92.60	194.63	154.00.13.1
28	91.00.20	92.60	194.63	154.00.13.1
29	91.00.20	92.60	194.63	154.00.13.1
30	91.00.20	92.60	194.63	154.00.13.1
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32	91.00.20	92.60	194.63	154.00.13.1
33	91.00.20	92.60	194.63	154.00.13.1
34	91.00.20	92.60	194.63	154.00.13.1
35	91.00.20	92.60	194.63	154.00.13.1
36	91.00.20	92.60	194.63	154.00.13.1
37	91.00.20	92.60	194.63	154.00.13.1
38	91.00.20	92.60	194.63	154.00.13.1
39	91.00.20	92.60	194.63	154.00.13.1
40	91.00.20	92.60	194.63	154.00.13.1
41	91.00.20	92.60	194.63	154.00.13.1
42	91.00.20	92.60	194.63	154.00.13.1
43	91.00.20	92.60	194.63	154.00.13.1
44	91.00.20	92.60	194.63	154.00.13.1
45	91.00.20	92.60	194.63	154.00.13.1
46	91.00.20	92.60	194.63	154.00.13.1
47	91.00.20	92.60	194.63	154.00.13.1
48	91.00.20	92.60	194.63	154.00.13.1
49	91.00.20	92.60	194.63	154.00.13.1
50	91.00.20	92.60	194.63	154.00.13.1

SHORE ENGINEERING COMPANY, CO.
ENGINEERS AND SURVEYORS

DEATH OF