

Prepared by McClure, Callaghan & Atkins
Tax map #:11300-00-00-07100

THIS DEED OF GIFT dated this 13th day of October, 2009, by and between ELLEN B. GIANNINI, the Grantor, and GILES GIANNINI and RHONDA GIANNINI, husband and wife, the Grantees, whose mailing address is: 7211 Rural Point Road, Mechanicsville, VA 23116;

WITNESSETH:

PURSUANT to Virginia Code Section 58.1-801.3, the Grantor does hereby GIVE and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, husband and wife, as tenants by the entirety with full rights of survivorship as at common law, and not as tenants in common, all that certain tract or parcel of land, lying and being situate in Albemarle County, Virginia, with all appurtenances thereto belonging, containing 30.41 acres, more or less, as shown on the attached plat by Robert W. Coleman, Jr., dated May 17, 2005; **being the same** property conveyed to Helen L. Fenwick by deed of partition dated January 7, 1932, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 218, page 242. Helen Fenwick McLean died on July 3, 2003, and by her Will recorded in the aforesaid Clerk's Office in Will Book 106, page 571, said property was acquired by Curtis V. Giannini, Jr. Curtis V. Giannini, Jr. died, intestate, on May 26, 2005, and, by operation of law, the above-described property passed to his wife, Ellen B. Giannini, his sole legal heir, the Grantor herein. (See List of heirs recorded in said Clerk's Office in Will Book 106, page 574.)

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*Prepared by McClure, Callaghan & Atkins
Tax Map 13300-00-00-01000*

THIS DEED OF GIFT dated this 14th day of March, 2007, by and between ELLEN B. GIANNINI, the Grantor, and GILES GIANNINI and RHONDA GIANNINI, husband and wife, the Grantees, whose mailing address is: 7211 Rural Point Road, Mechanicsville, VA 23116;

WITNESSETH:

THAT PURSUANT to Virginia Code Section 58.1-801.3, the Grantor does hereby GIVE and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, husband and wife, as tenants by the entirety with full rights of survivorship as at common law, and not as tenants in common, all that certain tract or parcel of land, lying and being situate in Albemarle County, Virginia, with all appurtenances thereto belonging, containing 32.33 acres, more or less, and designated on Albemarle County Tax Map 133 as Parcel 10; being the same property devised to Curtis V. Giannini, Jr. by Will of Helen Fenwick McLean recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Will Book 106, page 571. Curtis V. Giannini, Jr. died, intestate, on May 26, 2005, and, by operation of law, the above-described property passed to his wife, Ellen B. Giannini, his sole legal heir, the Grantor herein. (See List of Heirs recorded in said Clerk's Office in Will Book 106, page 574.)

This conveyance is made subject to all easements, restrictions, reservations and conditions 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 limitation of time contained therein or have not otherwise become ineffective.

WITNESS the following signature and seal:

Ellen B. Giannini (SEAL)
Ellen O. Giannini