

Consideration: \$130,000.00
Assessment: \$74,900.00
Map GPIN/Number: 0910100034

090014730

Return to: Tod D. Martin
Wendy W. Martin
2702 Grove Ave.
Richmond, Va 23220

File To:

THIS DEED OF BARGAIN AND SALE made this 1st day of May 2009, by and between, John T. HANNA, Grantor and Todd D. MARTIN and Wendy W. MARTIN, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantors do grant and convey, with GENERAL WARRANTY and with ENGLISH COVENANTS of title unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, the following described real estate, to-wit:

SCHEDULE "A" ATTACHED

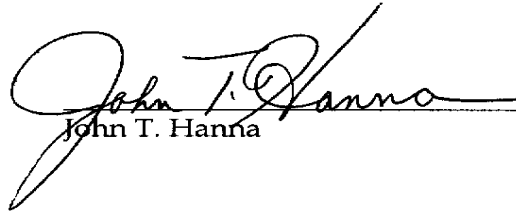
This conveyance is made subject to such covenants, restrictions, conditions and easements of record as may lawfully affect said property.

THIS DEED PREPARED BY:

MEYER, GOERGEN & MARRS
7130 Glen Forest Drive, Suite 305
Richmond, Virginia 23226
(804) 288-3600

Title Underwriter:
Old Republic National Title Insurance Company

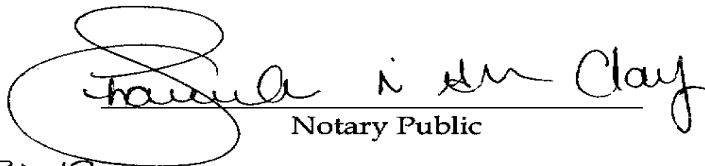
WITNESS the following signature(s) and seal(s):

 (SEAL)
John T. Hanna

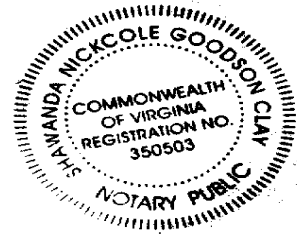
STATE OF VIRGINIA

CITY/COUNTY OF Henrico, to-wit:

The foregoing deed was acknowledged before me this 26th day of
May, 2009 by John T. Hanna.


Notary Public

My commission expires: 1-31-12.



Grantee Address:

2702 Grove Ave.

Richmond, VA 23220

SCHEDULE "A"

ALL that certain lot, piece or parcel of land, lying and being in James/^{City}County, Virginia, known as 8435 Hicks Island Road as shown on a plat of survey entitled "Improvement Location Survey of 0.94 Acre Parcel Located at #8435 Hicks Island Road James City County" (the "Plat") prepared by AES Consulting Engineers, dated April 10, 2009, and attached hereto and to which plat reference is hereby made for a more particular description of the property conveyed.

BEING the same real estate conveyed to John T. Hannah and Lucille H. Hannah husband and wife, as tenants by the entirety with the right of survivorship as at common law, by Deed from Matilda W. Lewis and Alice Florine Bruffey, dated February 11, 1976, and recorded February 18, 1976, in the Clerk's Office, Circuit Court, James City County, Virginia in Deed Book 166, page 410 and by Deed of Correction dated March 29, 1976, recorded July 7, 1976, in Deed Book 169, page 585, wherein the last names of the Grantees were corrected to Hanna. The said Lucille H. Hanna died November 4, 2005 thereby vesting fee simple title in John T. Hanna by operation of law.

Together with a non exclusive, perpetual easement for ingress and egress over the existing dirt drive shown on the Plat as "exist. dirt drive" and the existing dirt drive as it crosses the remaining land of the Grantor. Grantor reserves the right to relocate this easement on the remaining property of the Grantor provided the condition of the new drive within the relocated easement is constructed to at least the condition of the drive as it exists at the time of relocation, all at the sole cost and expense of Grantor. Grantor further reserves to himself, his successor and assigns an easement for ingress and egress over the "exist. dirt drive" where it crosses the property herein conveyed and is used to access Grantor property to the west of the property herein conveyed.

Together with all the right title and interest of the Grantor in and to the easement of ingress and egress over the existing road that has been used by Grantor, his predecessors in title and other property owners to the north and east of the property of the Grantor, from the property of Grantor to the state maintained road.

The parties hereto and their successors and assigns shall maintain the dirt drive in proportion to the number of owners that use any portion of the dirt drive.

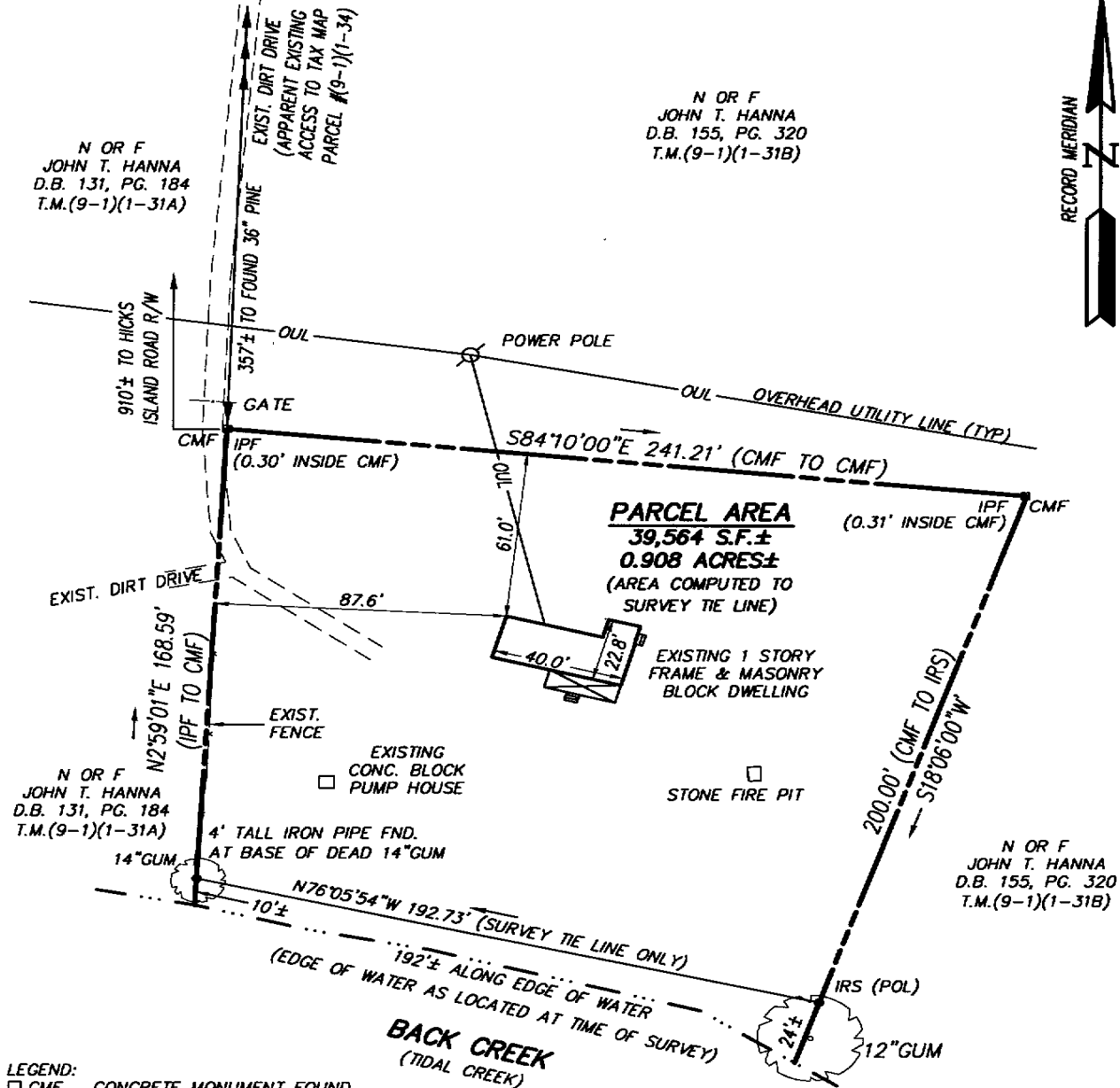
VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 5-27-2009
at 2:25 PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.
STATE TAX LOCAL TAX ADDITIONAL TAX
\$325.00 \$108.33 \$130.00
TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk

PLAT ATTACHED

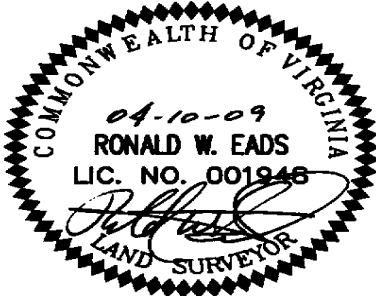
N OR F
JOHN T. HANNA
D.B. 131, PG. 184
T.M.(9-1)(1-31A)

N OR F
JOHN T. HANNA
D.B. 155, PG. 320
T.M.(9-1)(1-31B)

RECORD MERIDIAN
PLAT BOOK 14, PAGE 75



LEGEND:
□ CMF CONCRETE MONUMENT FOUND
○ IPF IRON PIPE FOUND
● IRS IRON ROD SET
POL POINT ON LINE



NOTE:
THIS PROPERTY LIES IN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.) & IN ZONE AE, (BASE FLOOD ELEVATION DETERMINED, ELEVATION 7.5) PER F.I.R.M. #51095C0020C, DATED 9/28/07.

NOTE:
THIS PLAT IS BASED ON A CURRENT FIELD SURVEY, MARKERS AS NOTED, RECORD AND OTHER AVAILABLE INFORMATION. OTHER THAN SHOWN THERE MAY EASEMENTS (INCLUDING RIPARIAN RIGHTS), RESTRICTIONS AND/OR COVENANTS WHICH MAY AFFECT THIS PROPERTY. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.

TAX MAP PARCEL: (9-1)(1-34)
STREET ADDRESS: #8435 HICKS ISLAND ROAD



CONSULTING ENGINEERS
WILLIAMSBURG • RICHMOND • GLOUCESTER • FREDERICKSBURG

5248 Olde Towne Road, Suite 1
Williamsburg, Virginia 23188
(757) 253-0040 Fax (757) 220-8994

IMPROVEMENT LOCATION SURVEY
OF 0.94 ACRE PARCEL
LOCATED AT #8435 HICKS ISLAND ROAD

POWhatan DISTRICT

JAMES CITY COUNTY

VIRGINIA

Scale: 1"=50'

Ref: D.B. 147, PG. 489, P.B. 14, PG. 75

Date: 4/10/09

Job No: W10064

INSTRUMENT #020028536

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