

170018945

Tax Map No. 2410100010

LRSN: 4991

The name of the title insurance
underwriter insuring this deed is
First American Title Insurance Company

Consideration: \$300,000.00

Assessed Value: \$276,600.00

Return to: Gordon, Dodson, Gordon & Rowlett
10303 Memory Lane, Suite 101
Chesterfield, VA 23832

DEED

THIS DEED, made this 19th day of SEPTEMBER, 2017, by and between C & J, L.L.C., a Virginia limited liability company, Grantor, and, JOHN E. DODSON, Grantee, whose address is 11307 Taylor Landing Way, Chesterfield, VA 23838

WITNESSETH: That for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantee, the following described property, to-wit:

See attached Schedule A

Together with all and singular the buildings and improvements thereon, the rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject to restrictions, covenants, conditions and easements of record contained in duly recorded deeds, plats and other instruments constituting actual or constructive notice in the chain of title to the property hereby conveyed, which have not expired or have otherwise become ineffective.

This conveyance is made subject to all easements, restrictions and limitations of record or apparent on the ground.

Prepared by:
Susanna B. Hickman VSB No. 35882
Geddy Harris Franck & Hickman, L. L. P
1177 Jamestown Road, Williamsburg, VA 23185

WITNESS the following signature and seal:

C & J, L.L.C., a Virginia
limited liability company

BY: Mack H. Coffman (SEAL)
Mack H. Coffman, Member

BY: Orene B. Coffman (SEAL)
Orene B. Coffman, Member

BY: Thomas F. Jordan (SEAL)
Thomas F. Jordan, Member

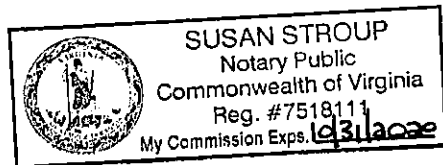
BY: Dorothy G. Jordan (SEAL)
Dorothy G. Jordan, Member

STATE OF VIRGINIA
CITY OF WILLIAMSBURG; to-wit

The foregoing instrument was acknowledged before me this 19th day of September, 2017, by Mack H. Coffman, Orene B. Coffman, Thomas F. Jordan and Dorothy G. Jordan, Members of C & J, L.L.C., a Virginia limited liability company.

Susan Stroup
NOTARY

My commission expires: 31 October 2020



Schedule A

All that certain piece or parcel of land situate in Powhatan Magisterial District, James City County, Virginia, containing by survey 1.426 acres, more or less, fully described on a plat dated 09/14/2017, made by AES, C.E., and entitled "PHYSICAL SURVEY OF 1.426 ACRES OF LAND STANDING IN THE NAME OF C&J, L.L.C., STONEHOUSE DISTRICT, JAMES CITY COUNTY, VIRGINIA", which plat is attached hereto and made a part hereof and to which reference is hereby made for a more particular description.

Being the same property conveyed to C & J, L.L.C., by Deed from Robert B. Wiatt, Jr., dated April 27, 1997, and recorded May 2, 1997, in the Clerk's Office, Circuit Court, James City County, Virginia, as Instrument # 970007014.

PLAT ATTACHED

INSTRUMENT 170018945
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
September 28, 2017 AT 11:06 AM
\$300.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$150.00 LOCAL: \$150.00
MONA A. FOLEY , CLERK
RECORDED BY: AXS

JAMES CITY COUNTY
 GEODETIC MERIDIAN
 PLAT BOOK 67, PAGE 94

TAX PARCEL #2320900001C
 N/F
 COLONIAL HERITAGE OWNERS
 ASSOCIATION, INC.
 INSTR.# 050019443
 ZONED: MU

N11°11'49"W 102.90'

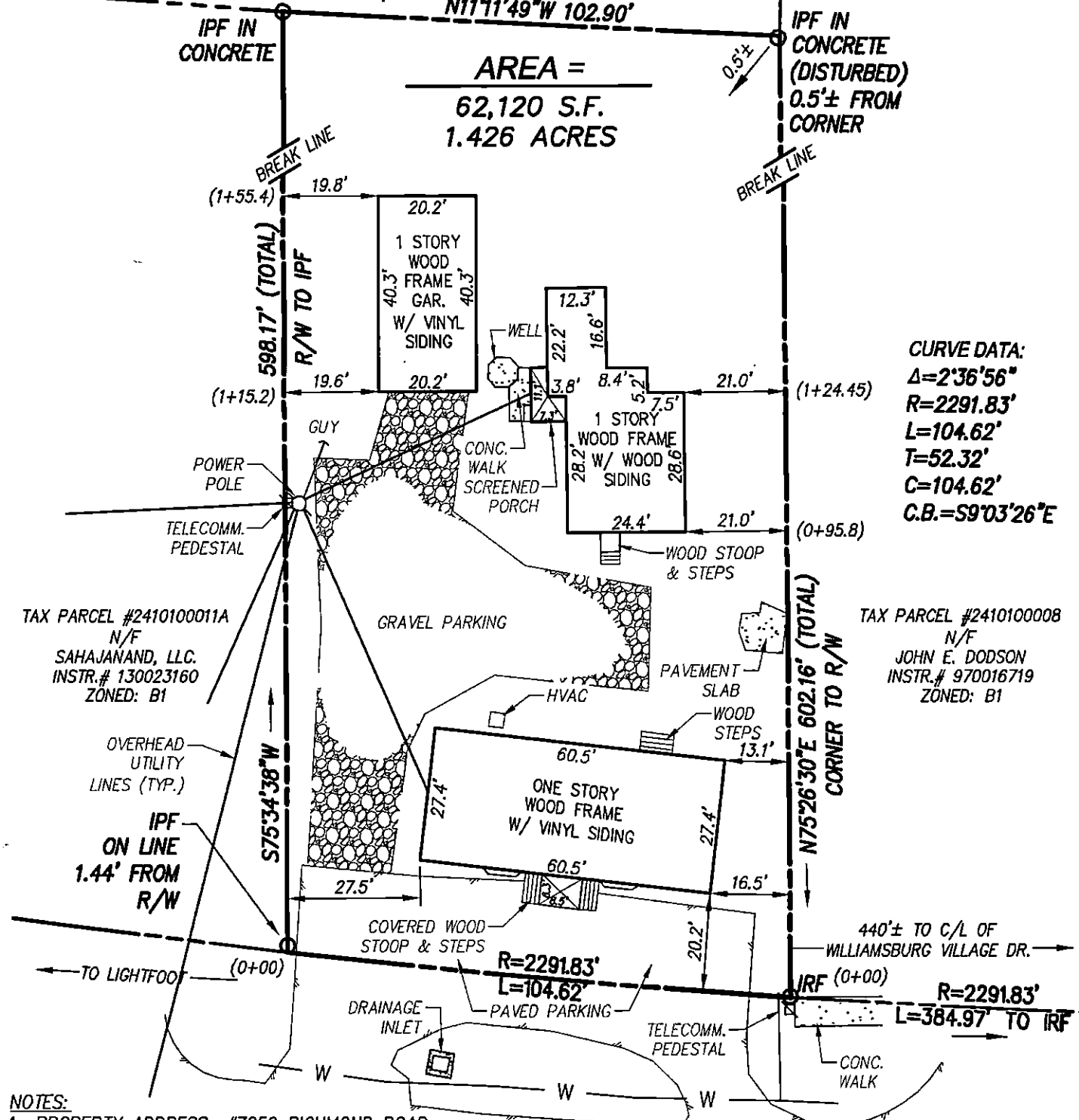
AREA =
 62,120 S.F.
 1.426 ACRES

IPF IN
 CONCRETE
 (DISTURBED)
 0.5'± FROM
 CORNER

CURVE DATA:
 $\Delta = 2^{\circ}36'56''$
 $R = 2291.83'$
 $L = 104.62'$
 $T = 52.32'$
 $C = 104.62'$
 $C.B. = S9^{\circ}03'26''E$

TAX PARCEL #2410100008
 N/F
 JOHN E. DODSON
 INSTR.# 970016719
 ZONED: B1

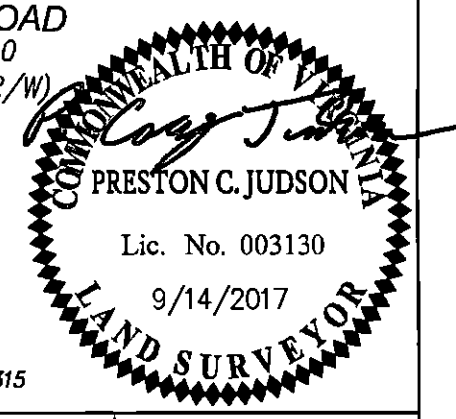
TAX PARCEL #2410100011A
 N/F
 SAHAJANAND, LLC.
 INSTR.# 130023160
 ZONED: B1



- NOTES:
1. PROPERTY ADDRESS: #7059 RICHMOND ROAD
 JAMES CITY COUNTY TAX PARCEL ID #2410100010.
 2. THIS PROPERTY LIES WITHIN ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) PER F.I.R.M. #51095C0107D, DATED 12/16/2015.
 3. THIS PLAT IS BASED UPON FOUND GROUND EVIDENCE, DEEDS AND PLATS OF RECORD, AND OTHER AVAILABLE INFORMATION.
 4. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT, PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OTHER THAN SHOWN.
 5. REFERENCE IS HEREBY MADE TO A "PLAT OF BOUNDARY LINE ADJUSTMENT AND PROPERTY LINE EXTINGUISHMENT...", BY AES DATED OCTOBER 24, 1997, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE COUNTY OF JAMES CITY IN P.B. 67, PG. 94.

RICHMOND ROAD
 EBL U.S. RTE. 60
 (VARIABLE WIDTH R/W)

REFERENCES:
 INSTR. # 970007014
 D.B. 130, PG. 14
 D.B. 96, PG. 608
 D.B. 95, PG. 68
 VEPCO P.B. 2, PG. 315



PHYSICAL SURVEY
 OF 1.426 ACRES OF LAND
 STANDING IN THE NAME OF
C & J, L.L.C.

Project Contacts: PCJ / DSB	Scale: 1"=30'
Project Number: W08032-03	Date: 9/14/2017

AES
 CONSULTING ENGINEERS

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