

980014155

Consideration \$ 63,000.00

THIS DEED, made this 28th day of July, 1998, by and between BESSIE C. HAZELWOOD, widow, party of the first part, hereinafter referred to as Grantor, and RONALD L. HAZELWOOD, unmarried, party of the second part, hereinafter referred to as the Grantee, whose mailing address is 8653 Hicks Island Road, Lanexa, Virginia 23089.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantee, the following described real estate, to-wit:

All that certain lot, piece or parcel of land, situate in James City County, Virginia, as shown on that certain plat entitled, "PHYSICAL SURVEY OF PROPERTY TO BE CONVEYED TO RONALD L. HAZELWOOD BEING 2.70± ACRES, PART OF HAZELWOOD LOCATED JAMES CITY COUNTY, VIRGINIA", dated July 24, 1998, made by Spearman & Associates, P.C., Surveyors and Planners, which plat is attached hereto, is to be simultaneously recorded herewith and to which plat further reference is hereby made for a complete description of said property hereby conveyed.

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

Being a part of the same property as that conveyed to Roy E. Hazelwood and Bessie C. Hazelwood, husband and wife, as tenants by the entirety with the right of survivorship as at common law, (Roy E. Hazelwood having died on April 10, 1990), by Deed dated June 18, 1958, and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in Deed Book 65, page 233.

TO HAVE AND TO HOLD said property unto RONALD L. HAZELWOOD, his heirs and/or successors and assigns in fee simple forever.

JUL 30 8 01 52

WITNESS the following signature and seal:

Bessie C. Hazelwood (SEAL)
BESSIE C. HAZELWOOD

STATE OF VIRGINIA

COUNTY OF JAMES CITY, to-wit:

The foregoing instrument was acknowledged before me this 29th day of July, 1998, by Bessie C. Hazelwood.

Gene C. Griffin
Notary Public

My Commission Expires: 2/28/2000

This document was prepared by:
Gene C. Griffin, Esquire
1113-A Old Colony Lane
Williamsburg, VA 23185

JUL 30 3 01 63

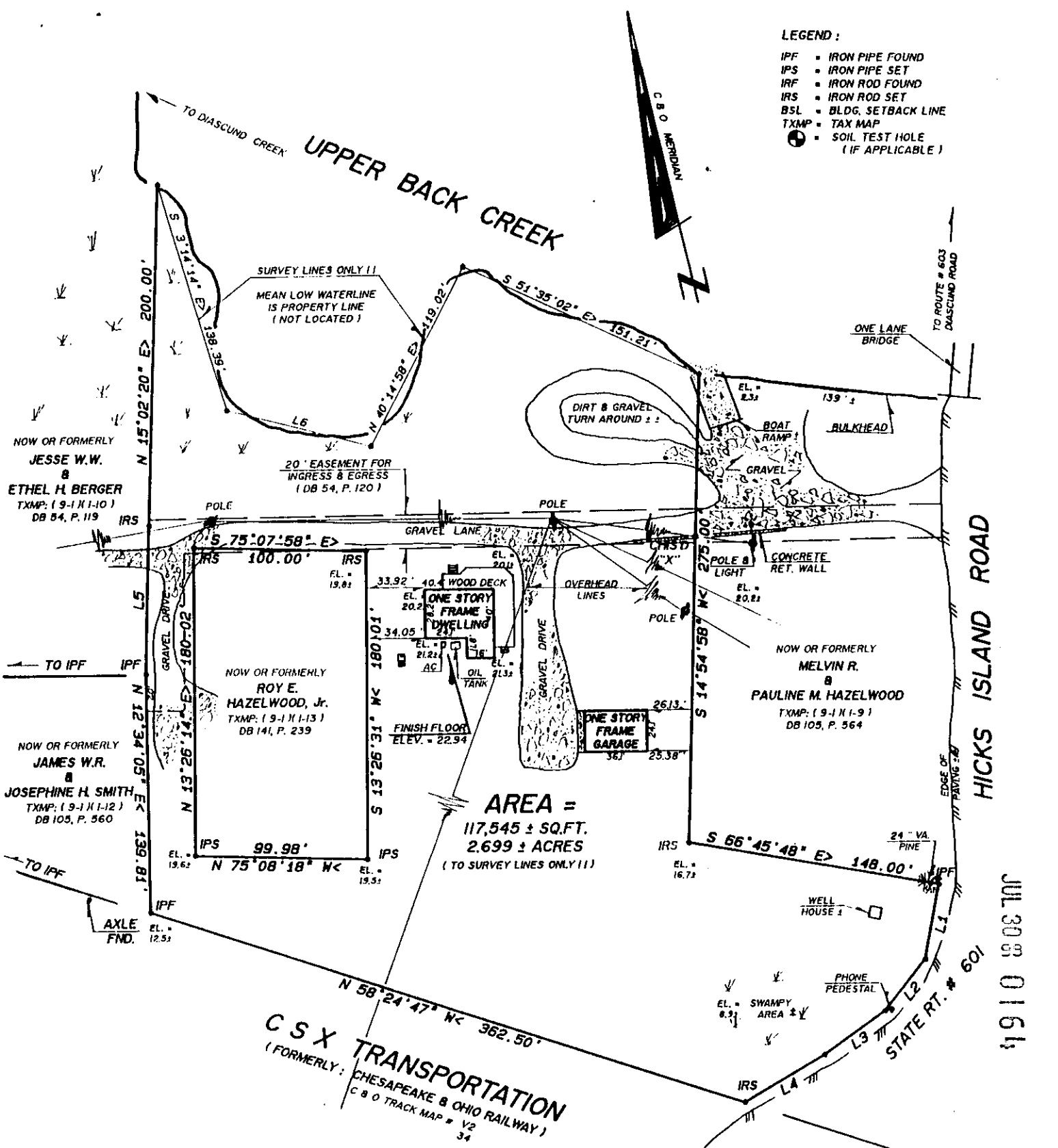
Virginia: City of Williamsburg and County of James City, to Wit:
In the Clerk's Office of the Circuit Court for the City of Williamsburg and County of
James City the 30 day of July 19 98.
This deed was presented with the certificate annexed and admitted to record
at 10:43 o'clock. The taxes imposed by Sect. 58-54 (a) and (b) of the code,
have been paid.

STATE TAX	LOCAL TAX	ADDITIONAL TAX
\$ <u>94.50</u>	\$ <u>31.50</u>	\$ <u>63.00</u>
Tessa Helena S. Ward <u>Tessa Helena S. Ward</u>		

FLAT ATTACHED

GENE C. GRIFFIN
ATTORNEY AT LAW
POST OFFICE BOX 312
WILLIAMSBURG, VA. 23187

- LEGEND:**
- IPF - IRON PIPE FOUND
 - IPS - IRON PIPE SET
 - IRF - IRON ROD FOUND
 - IRS - IRON ROD SET
 - BSL - BLDG. SETBACK LINE
 - TXMP - TAX MAP
 - - SOIL TEST HOLE (IF APPLICABLE)

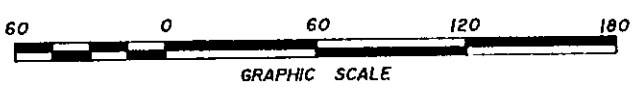


AREA =
 117,545 ± SQ.FT.
 2.699 ± ACRES
 (TO SURVEY LINES ONLY !!)

LINE --- DATA --- TABLE

LINE	BEARING	DISTANCE
L1	S 23° 44' 26" N	44.67
L2	S 51° 52' 30" N	38.43
L3	S 67° 45' 46" N	44.09
L4	S 72° 34' 03" N	54.21
L5	N 15° 02' 20" E	86.59
L6	S 62° 15' 02" E	86.27

NOTES:
 IN ADDITION TO PHYSICAL EVIDENCE FOUND, LINES ARE AS SHOWN BY
 ETHEL BERGER, JAMES SMITH, BESSIE, ROY, JR. AND RONALD L. HAZELWOOD
 ELEVATIONS AS SHOWN ARE ONLY BASED ON THE NATIONAL GEODETIC
 SURVEY'S BENCHMARK # P 262, LINE 107.



FLOOD CERTIFICATION:
 IMPROVEMENTS SHOWN HEREON APPEAR TO BE
 IN FLOOD ZONE "X" (AREAS OUTSIDE OF THE
 500 YEAR FLOOD PLAIN). AS SHOWN ON
 COMMUNITY PANEL # 510 201 00058 WHICH
 WAS PREPARED BY THE FEDERAL EMERGENCY
 MANAGEMENT AGENCY. SAID PANEL HAS AN
 EFFECTIVE DATE OF FEBRUARY 6, 1991

NOTE:
 UNLESS SHOWN, ALL UTILITIES
 ARE UNDERGROUND.
ADDRESS:
 # 6653 HICKS ISLAND ROAD

COMMONWEALTH OF VIRGINIA
 7/24/98
 ROGER D. SPEARMAN
 CERTIFICATE No
 0014426
 LAND SURVEYOR

REFERENCES:
 NOTED @
 DB 65, P. 233
 DB 167, P. 715
 DB 36A, P. 471 (VEPCO)
 DB 809, P. 70
 IPF - IRON PIPE FOUND
 IPS - IRON PIPE SET
 IRS - IRON ROD SET
 IRF - IRON ROD FOUND
 BSL - BLDG. SETBACK LINE
 DATE: JULY 24, 1998
 SCALE: 1" = 60'
 JO #8206--FB "F"

PHYSICAL SURVEY
 OF PROPERTY TO BE CONVEYED TO
RONALD L. HAZELWOOD
 BEING
2.70 +/- ACRES, PART OF HAZELWOOD
 LOCATED
 JAMES CITY COUNTY, VIRGINIA
SPEARMAN & ASSOCIATES, P.C.
 SURVEYORS AND PLANNERS
 5682-A MOORETOWN RD -- WILLIAMSBURG, VA.
 (757) 233-8720