

CERTIFICATE OF TITLE

Description

All that certain lot, piece or parcel of land, situate in the Powhatan Magisterial District of James City County, Virginia, and bounded and described as follows:

BEGINNING at a point marked by an iron pipe in the Western right of way line of Route 60 separating the property of the grantors herein and that now or formerly of Dutton; thence along the line now or formerly of Dutton and Hoar South $61^{\circ} 34'$ West 1492.96 feet to a point; thence North $30^{\circ} 12'$ West 562.63 feet to an iron pipe on the Eastern side of a proposed street; thence in a Northerly direction along a curve to the left having a radius of 1908.03 feet an arc distance of 199.81 feet; thence North $50^{\circ} 22' 45''$ East 873.46 feet to a point; thence along a curve to the right having a radius of 25.00 feet an arc distance of 40.76 feet; thence South $36^{\circ} 12' 10''$ East 297.50 feet; thence South $28^{\circ} 26'$ East 44.34 feet to an iron pipe; thence North $61^{\circ} 22' 30''$ East 223.52 feet to an iron pipe in the line of the property now or formerly of Walter C. and Joan Miller; thence along the Miller line South $35^{\circ} 01' 30''$ East 100 feet to an iron pipe; thence continuing along the Miller line North $61^{\circ} 22' 30''$ East 154.40 feet to an iron pipe in the Western right of way of U. S. Route 60; thence along the Western right of way of Route 60 with a curve to the right having a radius of 1392.40 feet an arc distance of 300.53 feet to the point of beginning. For a more particular description of said property reference is made to a plat entitled, "A PARCEL OF LAND STANDING IN THE NAME OF JACK STEIN", Powhatan District, James City County, Virginia, dated November 18, 1965, and made by McManus, Mrock & McManus, Engineers and Surveyors.

I hereby certify that, acting pursuant to an Order entered December 16, 1965, by the Judge of the Circuit Court of the City of Williamsburg and County of James City, Virginia, I have made a careful examination of the records in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, Virginia, and that, according to the general indices of the records of James City County, Virginia, in my opinion the fee simple title to the above described real property is vested in the County School Board of James City County and The School Board of the City of Williamsburg, free from all defects, liens or encumbrances of record, except as follows:

1.) Easement granted Chesapeake and Potomac Telephone Company of Virginia, dated June 3, 1914 and recorded June 15, 1914 in Deed Book 14, Page 456.

2.) Permanent right and easement to Commonwealth of Virginia, dated August 23, 1965, and recorded December 9, 1965 in Deed Book 104, Page 63.

3.) Easement to Chesapeake and Potomac Telephone Company of Virginia recorded October 20, 1965 in Deed Book 103, Page 212.

4.) There is a disparity of four (4) feet between a boundary line distance as shown in the description in the deed recorded in Deed Book 99, Page 564, and the same boundary line as shown on a plat of record from which said deed description was taken. The aforesaid variance is slight, however. Lawyers Title Insurance Corporation has issued an Interim Binder on the title to this land, free from objection or exception on account of said disparity.

5.) The "point of beginning" as used in the descriptions appearing in Deed Book 30, Page 121, in Deed Book 29, Page 336, and in Deed Book 10, Page 429 is not definite, but is the exact same in the aforesaid deeds. Lawyers Title Insurance Corporation has issued an Interim Binder on the title to this land, free from objection or exception on account of said "point of beginning."

6.) There is a disparity of two (2) rods between a boundary line distance as shown in the descriptions in Deed Book 30, Page 121, in Deed Book 29, Page 336, and Deed Book 10, Page 429. The above variance is slight, however. Lawyers Title Insurance Corporation has issued an Interim Binder on the title to this land, free from objection or exception on account of said disparity.

7.) The first "course" as used in the descriptions appearing in Deed Book 30, Page 121, in Deed Book 29, Page 336, and Deed Book 10, Page 429 is not accurate, but is the same in

the aforesaid deeds. Lawyers Title Insurance Corporation has issued an Interim Binder on the title to this land, free from objection or exception on account of said inaccurateness.

Based upon the general indices of the public records in the Clerk's Office, as aforesaid, I hereby approve the record title to the above described real property.

Given under my hand this 5th day of January, 1966 at
4:30 o'clock P:M.

W. L. Person, Jr.

W. L. Person, Jr.
Attorney at Law

At the request of W. L. Person, Com. Atty this certificate of title is recorded but not indexed.

Virginia Reese Clerk