

THIS DEED, made this 15th day of December, 1971, by and between ROBBIE L. JORDAN, Widow, party of the first part; and CLYDE L. AUSTIN, SR., party of the second part.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash, and other good and valuable consideration, receipt of all of which is hereby acknowledged, the said party of the first part does hereby grant and convey, with General Warranty of title, unto the party of the second part, in fee simple, the following described real estate, to-wit:

THAT certain parcel of land containing 1.0 acres of land, more or less, located on Back Creek near the end of Route 601 in Powhatan Magisterial District, James City County, Virginia, as shown on plat of survey made by Arthur M. Moseley, Certified Land Surveyor, dated December 11, 1971, and entitled "Plat of 1.0 plus acres of land located on Back Creek near the end of Route 601 in Powhatan District of James City County, Virginia", a copy of said plat being attached hereto and made a part of this deed for a more particular description of the said real estate.

BEING a part of the same real estate conveyed to B. W. Jordan, by deed from Edward P. Hicks, unmarried, dated October 28, 1940 and recorded October 28, 1940, in the Clerk's Office of the Circuit Court of James City County, Virginia, in Deed Book 32, page 484. The said B. W. Jordan died intestate on September 8, 1963, leaving as his sole heir at law, his wife, Robbie L. Jordan, the grantor herein.

The said party of the first part further grants to the party of the second part, as a covenant running with the land, the perpetual easement and right of way for ingress and egress to and from the real estate herein conveyed, over the 10' wide dirt access road running in a north-south direction across the real estate presently owned by the party of the first part, said road shown in broken lines on the aforesaid plat of survey dated December 11, 1971.

The party of the first part further grants to the party of the second part as a covenant running with the land, and in consideration of Ten Dollars (\$10.00) cash, and other good and valuable consideration, the receipt of which is hereby acknowledged, the right to use and take the water from a certain well presently located on the land of the party of the first part, which land is adjacent to the western boundary of the real estate herein conveyed, in the southern portion thereof near Back Creek and the right to convey by suitable means such water from said well to the land of the party of the second part, hereby granting to the party of the second part an easement on, in, over, and across, a strip of land 10' in width, on the aforesaid land of the party of the first part, the center line of said strip beginning at said well and extending in an easterly direction to the land of the party of the second part.

This conveyance is made subject to any and all recorded restrictive covenants and easements running with the land as the same may lawfully apply.

Except as above stated, the party of the first part covenants that she has the right to convey the said land; that she has done no act to encumber the said land; that the party of the second part shall have quiet possession of said land, free from encumbrances; and that she, the said party of the first part, will execute such further assurances of title as may be requisite.

Robbie L. Jordan [SEAL]
Robbie L. Jordan

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STATE OF VIRGINIA,
CITY OF RICHMOND, to-wit:

I, the undersigned, a Notary Public in and for the City of Richmond, State of Virginia, do certify that Robbie L. Jordan, whose name is signed to the foregoing deed, bearing date on the 15th day of December, 1971, has this day acknowledged the same before me in my said City.

Given under my hand this 10th day of January, 1972.

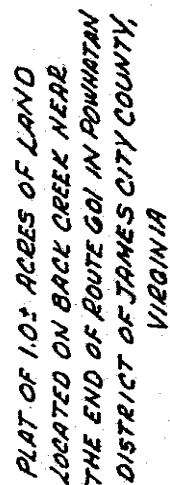
My commission expires: August 2, 1974.

Sharon J. Leath
Notary Public

State of Virginia,
City of Williamsburg and County of James City, to-wit:
In the Clerk's Office of the District Court for the City and
County of James City, 10th day Feb., 19 72.
The following deed was presented and
read and the same is hereby acknowledged and
recorded.
3:45 P.M.
State Tax \$ 3.00 Local Tax \$ 1.00 Additional Tax \$ 2.00

FILED RECORDED IN
DB. NO. 135 PAGE 226

Robert C. Cloninger Clerk



Scale: 1"=50'

ARTHUR M. MOSELEY
Certified Land Surveyor
Richmond, Virginia