

THIS DEED, made this 3rd day of January, 1974, by and between ELSIE LORETTA CRUMP, divorced, party of the first part, sole heir at law of Charles Edward Jones and Rosa Lee Jones, deceased, TOP, Inc., a Virginia Corporation, party of the second part, both hereinafter referred to as GRANTORS, and MARY MAGDALENE THORNTON, married, party of the third part, hereinafter referred to as GRANTEE.

WHEREAS, Charles Edward Jones departed this life intestate on the 19th day of February, 1971, in the City of Williamsburg, Virginia, seized and possessed of the property described herein;

WHEREAS, Charles Edward Jones was survived by Rosa Lee Jones, his widow;

WHEREAS, Rosa Lee Jones, a widow, departed this life intestate on the 11th day of June, 1971, in the County of James City, Virginia, seized and possessed of the property described herein;

WHEREAS, Rosa Lee Jones was survived by Elsie Loretta Crump, her daughter, and sole heir at law;

WHEREAS, Elsie Loretta Crump is the sole heir at law of Charles Edward Jones and Rosa Lee Jones, deceased;

WHEREAS, by contract dated September 10, 1971, Elsie Loretta Crump, party of the first part agreed to sell to Top, Inc., party of the second part, the following described property;

WHEREAS, Top, Inc., party of the second part, joins in this conveyance to convey all of its right, title and interest in the subject property by virtue of the aforesaid contract.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged, at and before the signing, sealing and delivery of this deed, the Grantors do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE, unto the Grantee, the following described property, to-wit:

All that certain, piece or parcel of land lying and being situate in Powhatan Magisterial District, James City County, Virginia, consisting of 0.160 acre, more or less, as more particularly described on that certain plat entitled, "Plat of: Property of : CHARLES EDWARD JONES, ESTATE TO BE CONVEYED TO: ELSIE LORETTA CRUMP, POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA," dated September, 1971 and made by Stephen Stephens, certified Land Surveyor, which said plat is attached hereto and incorporated herein by reference thereto for a more complete description hereof.

Original mailed ~~exhibited~~ to Mary M. Thornton, Rte #3, Box

371, Williamsburg, Va. 1/28/74

Juliette C. Clothier, Clerk

BOOK 149 PAGE 411

Being the same property as conveyed to Charles Edward Jones, now deceased, by deed dated July 19, 1962 from Ernest Tyler, widower, and recorded July 30, 1962 in James City County Deed Book 86, page 308.

Together with an easement for purposes of ingress and egress over the existing road leading from the property of Charles Williams to the aforesaid property.

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

The said party of the first part covenants that she is the sole heir at law of Charles Edward Jones and Rosa Lee Jones, deceased; that she is seized in fee simple of the said land; that she has a good and perfect right to convey an unencumbered fee simple title to the said land to the party of the second part; that she has done no act to encumber the said land; that the party of the second part shall have quiet and peaceable possession of the said land, free from all encumbrances; and, that she, the said party of the first part, will execute such further assurances of title as may be requisite.

WITNESS the following signatures and seals:


Elsie Loretta Crump (SEAL)
ELSIE LORETTA CRUMP

James E. Hicks (SEAL)
JAMES E. HICKS, President,
TOP, INC.

Attest:

Robert C. Kidd (SEAL)
ROBERT C. KIDD, Secretary,
TOP, INC.

COMMONWEALTH OF VIRGINIA

County OF James City, to-wit:

I, the undersigned Notary Public in and for the ~~City~~ County of James City, Commonwealth of Virginia, do hereby certify that Elsie Loreta Crump, divorced, whose name is signed to the foregoing writing, bearing date on the 3rd day of January, 1974, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 3rd day of January, 1974.

My commission expires on the 9th day of May, 1977.

Julie E. Monnette
Notary Public

COMMONWEALTH OF VIRGINIA

County OF James City, to-wit:

I, the undersigned Notary Public in and for the ~~City~~ County of James City, Commonwealth of Virginia, do hereby certify that James E. Hicks, President of Top, Inc. and Robert C. Kidd, Secretary of Top, Inc., whose names are signed to the foregoing writing, bearing the date on the 3rd day of January, 1974, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 3rd day of January, 1974.

My commission expires on the 9th day of May, 1977.

Julie E. Monnette
Notary Public

State of Virginia,
City of Williamsburg and County of James City, to-wit:
In the Clerk's Office of the Circuit Court for the City and County aforesaid, on the 8th day of January, 19 74, this deed was presented with the certificate annexed and admitted to record at 2:41 o'clock PM. The taxes imposed by Sec. 58-54 and 58-54.1 of the Code have been paid.

State Tax	Local Tax	Additional Tax
\$ 15.00	\$ 5.00	\$ 10.00

Teste: Juliette C. Clavier Clerk

PLAT RECORDED IN
D.B. NO 149 PAGE 413

C. & O. R. R.

100' ± E/W



This is to certify that on 9-20-71 we surveyed the property shown on this plan and that the line and the walls of the buildings are as shown on the plan. The buildings stand strictly within the line lines and there are no encroachments of other buildings on the property except as shown.

Stephen Stephens

NOTES: Iron pipes at all corners. Bearings are clockwise.

Ref: D.B. # 86, p. #308.

AREA: 6,978 sf = 0.160 Acres.

Curb. Well

+ to E. 600

THELMA KENNEDY

ERNEST TYLER, Etc.
ELIZABETH JONES

CHARLES & MATTIE WILLIAMS, ESTATE

CHARLES & MATTIE WILLIAMS, ESTATE

PLAT OF:

Property of:

CHARLES EDWARD JONES, Estate

To be conveyed to:

ELIANE LORETTA GRIMP

Scale: 1" = 30'

Sept. 1971

FORBATHAN DISTRICT, JAMES CITY COUNTY, VIRGINIA

JOB #922