

THIS DEED OF BARGAIN AND SALE, made this 28 day of February, 1983, by and between HENRY B. JOHNSON and MYRTLE H. JOHNSON, husband and wife, both of Rocky Mount, North Carolina, parties of the first part and LARRY N. ROBENS and LUCY M. ROBENS, husband and wife, as tenants-by-the-entirety, both of Barhamsville, Virginia, parties of the second part;

W I T N E S S E T H :

That for and in consideration of the sum of TEN (\$10.00) DOLLARS and other good and valuable consideration, receipt of which is hereby acknowledged, the parties of the first part do hereby grant and convey with GENERAL WARRANTY OF TITLE, unto the parties of the second part, as tenants-by-the-entirety, the following described real estate, to-wit:

All that certain piece or parcel of land lying and being in Stonehouse Magisterial District, James City County, Virginia containing 5.01 acres, more or less, and more particularly described in a certain plat made by G. T. Wilson, Jr., C.L.S., dated January 26, 1983 and recorded herewith this deed as a part thereto;

Being a part or parcel of a larger tract of land located in both James City County and New Kent County, but carried on the Land Book of Weir Creek Magisterial District, New Kent County, Virginia, as eighty-three (83) acres; all the deeds to which have been recorded in New Kent County, Virginia but which is understood to be located in James City County, even though assessed for taxation only in New Kent County and;

Being a part of the same property conveyed to Henry B. Johnson and Myrtle H. Johnson, husband and wife, by Deed of Partition on September 15, 1971 and recorded in the Clerk's Office of the Circuit Court of New Kent County, Virginia in Deed Book 63, at page 304.

This conveyance is subject, however, to the conditions and easements of record to the extent that they are applicable to the property hereby conveyed.

Original mailed or delivered to George H. Guy, Jr.

Atty At Law West Point, Virginia 3/29/83

The parties of the first part covenant that they have the right to convey said real estate to the parties of the second part; that they have done no act to encumber said real estate, except as abovementioned; that the parties of the second part shall have quiet possession thereof free from all encumbrances, except as hereinabove recited; and that they, the parties of the first part, will execute such further assurance of real estate as may be requisite.

WITNESS the following signatures and seals.

Henry B. Johnson (SEAL)
Henry B. Johnson

Myrtle H. Johnson (SEAL)
Myrtle H. Johnson

STATE OF N.C.

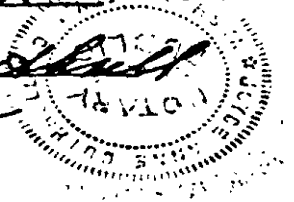
CITY/COUNTY OF Wake, to-wit:

I, the undersigned, a Notary Public, in and for the City/County aforesaid, in the State aforesaid, do hereby certify that Henry B. Johnson and Myrtle H. Johnson, husband and wife, whose names are signed to the foregoing writing, bearing date on the 28 day of February, 1983, have acknowledged the same before me.

Given under my hand this 28 day of Feb., 1983.

Joyce Anne Caldwell
Notary Public

My commission expires: July 14, 1985

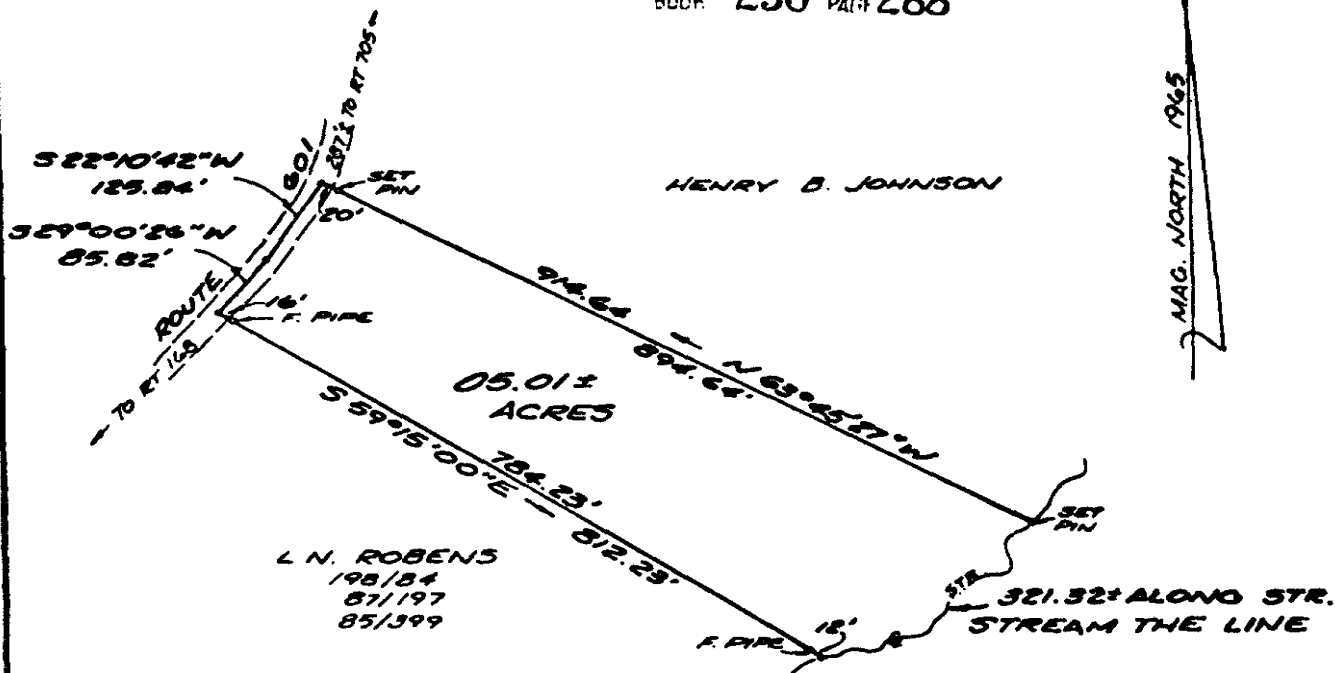


PLAT RECORDED IN
OB. NO. 230 PAGE 288

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 10 day of Mar, 1983. This deed was presented with the certificate annexed and admitted to record at 11:31 o'clock A.M. The taxes imposed by Sects. 58-54 (a) and (b) of the code have been paid.

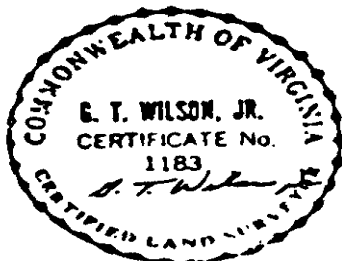
STATE TAX \$ 7.50 LOCAL TAX \$ 21.50 ADDITIONAL TAX \$ 5.00
Teste: Helene S. Ward, Clerk
By: Helene S. Ward
Clerk




L. N. ROBENS
198/84
87/197
85/399

HENRY B. JOHNSON

SURVEY FOR CONVEYANCE
A PARCEL CONTAINING 05.01± ACRES
OWNED BY
HENRY B. JOHNSON
TO
L. N. ROBENS
STONEHOUSE DISTRICT 1" = 200'
JAMES CITY CO., VA. JAN. 26, 1985



| REVISIONS | | | | | SCALE | ENG. | DES. |
|-----------|--------|----|------|-------------|-------|--------|-------------------|
| NO. | SYMBOL | BY | DATE | DESCRIPTION | DATE | DWN BY | CHK BY |
| | | | | | | | E. T. Wilson, Jr. |

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|  BUCHART-HORN, INC. Consulting Engineers & Planners YORK, PA. HARRISBURG, PA. WASHINGTON, D.C. LEWISBURG, PA. BALTIMORE, MD. MEMPHIS, TENN. VERO BEACH, FLA. NEW ORLEANS, LA. WILLIAMSBURG, VA. CHARLESTON, W. VA. | JOB NO. 90145-69 |
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