

017140

THIS DEED, made this 9th day of September, 1996, by and between MARGARET A. COLLINS, unmarried, party of the first part, hereinafter referred to as Grantor, and THOMAS W. CARAWAN, SR., and JUNE A. CARAWAN, husband and wife, parties of the second part, hereinafter referred to as Grantees.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantees to the Grantor, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said Thomas W. Carawan, Sr., and June A. Carawan, husband and wife, as tenants by the entirety, with right of survivorship as at Common Law, the following described property, to-wit:

All that certain lot or parcel of land situate, lying and being in Berkeley Magisterial District, James City County, Virginia, containing approximately 1.09 acres +/-, and being more particularly described as follows: BEGINNING at a point marked by a pipe in the Northerly right of way line of State Route #680 at the Southwesterly corner of the property of F. L. Fernandez and from the point of beginning thus established S. 80 degrees 57' W. 195 feet along the Northerly right of way line of State Route #680 to a point marked by a pipe; thence N. 9 degrees 03' W. 25.0 feet to a point marked by an iron pin; thence N. 9 degrees 03' W. 335.0 feet to a point marked by an iron pin; then N. 80 degrees 57' E. 84.13 feet to a point marked by an iron pin in the Westerly boundary line of Fernandez; thence S. 26 degrees 10' E. 361.24' along the Westerly boundary line of Fernandez to a point marked by an iron pin; thence S. 26 degrees 10' E. 15.43' to the point or place of beginning.

Together with all and singular the buildings and improvements thereon, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining.

This document prepared by: Stephens & Roberts

Stephens & Roberts
Attorneys at Law
905 Richmond Road
Williamsburg, Va. 23185

Subject to all restrictions and easements of record or apparent on the ground.

Being the same property as that conveyed to the Grantor herein by Deed dated March 25, 1994, from Albert L. White, IV, homme sole, and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia, in Deed Book 680, Page 567, on April 8, 1994.

WITNESS the following signature and seal:

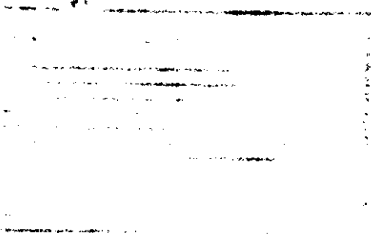
Margaret A. Collins (SEAL)
MARGARET A. COLLINS

STATE OF VIRGINIA
CITY OF WILLIAMSBURG, to-wit:

The foregoing Deed dated September 9, 1996, was acknowledged before me by MARGARET A. COLLINS, unmarried, this 13th day of September, 1996.

My commission expires: August 31, 1997.

Suzetta B. Martin
NOTARY PUBLIC



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 13th day of September 19 96.
This deed was presented with the certificate annexed and admitted to record at 11:15 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>169.50</u>	\$ <u>36.00</u>	\$ <u>113.00</u>

Seals Melissa S. Ward, Clerk
By: Debra S. Ward
Deputy Clerk

Stephens & Roberts
Attorneys at Law
905 Richmond Road
Williamsburg, Va. 23185