

This Deed is Exempt from Recordation Tax Pursuant to Section 58.1-811(A)(12) of the Code of Virginia

DEED OF GIFT

THIS DEED OF GIFT, made as of this 5th day of December, 2003, by and between LETITIA ARMISTEAD HANSON (also known as LETITIA HANSON and LETITIA A. HANSON and LETITIA GREGORY ARMISTEAD), Grantor, and LETITIA ARMISTEAD HANSON and MICHAEL J. CAVANAUGH, as Co-Trustees under THE LETITIA ARMISTEAD HANSON REVOCABLE TRUST dated December 5, 2003, Grantees, whose mailing address is 5603 Oakmont Avenue, Bethesda, Maryland 20817.

WITNESSETH:

THAT for and in consideration of the sum of One Dollar (\$1.00), the said Grantor does hereby give, grant and convey with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE** unto the Grantees, their successors and assigns, in fee simple absolute, all of her right, title and interest in and to the hereinafter described parcels of land located in James City County, Virginia, together with all improvements thereon and all and singular the rights, privileges, hereditaments and appurtenances thereunto belonging or in anywise incident or appertaining or otherwise apparent on the ground:

PARCEL ONE

All that certain tract, piece or parcel of land being the northerly portion of "Olivers" originally consisting of 32.9 acres, more or less, located in James City County, Virginia, and being referred to as "Parcel Two" in a deed of partition between Letitia A. Hanson, widow, and Sue W. Redd and Albert M. Redd, Jr., her husband, and Martha W. McMurren and Richard E. McMurren, her husband, dated March 11, 1964, recorded in James City Deed Book 95, page 662 (the "Redd-McMurren Partition Deed"), and being bounded on the south by a dividing line through the said "Olivers" established by beginning at a point on the boundary between the property designated on the plat made October, 1947, by V. D. McManus, as belonging to Daisy Harris, which said point was marked by an iron pipe situate North 11° 48' West the distance of 558 feet from the south-easterly corner of the property herein divided and running thence from said point North 60° 00' East the distance of 1100 feet to a point; thence North 86° 00' East the distance of approximately 600 feet to the center of Jolly's Pond; bounded on the North by property formerly belonging to T. H. Geddy and R. L. Spencer; on the East by Jolly's Pond, and on the West by the property now or formerly belonging to Daisy Harris.

TOGETHER with a perpetual easement 75 feet in width extending along the entire westerly boundary of the hereinbefore described parcel of land referred to as Parcel One in the Redd-McMurren Partition Deed for the use and benefit of the said Letitia A. Hanson, her heirs and assigns, to be used as a means of ingress and egress to the above described parcel of land referred to in the Redd-McMurren Partition Deed as Parcel Two

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and such other uses as may be lawfully proper for the use and benefit of the said Parcel Two, said easement to run with the land.

AND FURTHER TOGETHER with an eighteen foot easement of right of way by implied reservation over a servient tract encompassing 0.384 acres now or formerly owned by Edward D. Warburton, Jr., as shown on a survey plat entitled "18 FT. RIGHT OF WAY FOR SUE WARBURTON REDD MARTHA WARBURTON MCMURRAN," dated May 1, 2002, revised October 10, 2002, and made by V. Monroe Mallory, Virginia Land Surveyor No. 1842, which said plat is attached to a Final Order of the Circuit Court of the City or Williamsburg and James City County, Virginia, dated November 8, 2002, and recorded in the land records of the Clerk's Office of said Court as Instrument No. 020027112.

The said Parcel Two being Parcel Two as described in the Redd-McMurrin Partition Deed and conveyed thereby to Letitia A. Hanson, widow, the said Letitia Hanson having since conveyed an undivided one-half interest in said property to Robert T. Armistead, as Trustee under a certain Deed and Trust Agreement dated December 27, 1970, by deed dated December 28, 1973, and recorded in James City County Deed Book 158, page 225.

PARCEL TWO:

All that certain tract or parcel of land, situate in James City County, Virginia, known as Jane Shepperds's estate, containing twenty-three (23) acres, more or less, and bounded as follows: by Jolly's Mill Pond and the land formerly belonging to E. W. Warburton, Samuel Savedge and John Crawley, and being the same land conveyed to Frank Armistead, Trustee by Richard Houge by deed duly recorded in the Clerk's Office of the Circuit Court of James City County, Virginia, and more particularly designated as "24.11 ACRES OF HIGHLAND R. T. ARMISTEAD LETITIA HANSON" on that certain plat of survey entitled "'PARCEL SURVEY FOR LAVINA W. MUNDY & DOROTHY W. TWITTY R.T. ARMISTEAD & LETITIA HANSON POWHATAN DISTRICT JAMES CITY COUNTY, VA JANUARY 1958 SCALE 1" = 200'" prepared by Wetherill D. Thomas, Surveyor, recorded in James City County Plat Book 16, page 46, to which survey reference is herein made for a more particular description of the property.

LESS AND EXCEPT that portion of the foregoing tract which lies between the high water mark and the center or main thread of the stream of Jolly's Mill Pond conveyed by Deed of Frank Armistead and Rosa Armistead recorded February 27, 1916 in James City County Deed Book 15, page 354.

BEING a portion of the same property acquired by Frank Armistead by deed dated February 15, 1913, recorded in the aforesaid Clerk's Office in Deed Book 14, page 10, the said Frank Armistead departed this life on September 2, 1952 and by his will dated September 19, 1921 and recorded in City of Williamsburg Will Book 6 at page 431, devised his interest in said property to Rosa L. Armistead, his wife, the said Rosa L. Armistead having departed this life August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson.

PARCEL THREE:

All those certain pieces or parcels of land situate in James City County, Virginia, described as follows:

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(1) 12½ acres, more or less, by survey, beginning at a gum on point of swamp and running East one hundred and five (105) feet thence N. 70° E. 173 feet; thence N. W. 30° E. 91 feet; thence N. 59° E. 160 ft; thence N. 33° 12' W. 216 ft; thence N. 49° 20' E. 281 ft., thence N. 50° 45 E. 293 ft; thence N. 71° 35' E. 150 ft to pine; thence N. 54° 35' E. 290 ft; thence N. 10° 05' E. 280 ft; thence S 52° W. 1760 ft. to pine on point of swamp; thence up said swamp to point of beginning, being the fourth parcel described in a partition deed between the heirs of John Wesley Canaday, dated June 25, 1897, and recorded in James City County Deed Book 7, page 49-53 (the "Canaday Partition Deed"), and being the same property conveyed to Rosa L. Armistead by deed of W. A. Bozarth, Executor of the Estate of E. W. Warburton, et als. dated June 7, 1920 and of record in James City County Deed Book 19, page 241, which said property was conveyed to E. W. Warburton by deed of John W. Canaday dated May 20, 1905, of record in James City County Deed Book 10, page 19, the said Rosa L. Armistead having departed this life August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson;

(2) 12½ acres, more or less, but being conveyed in gross and not by the acre, being bounded on the North by the lands formerly of Dolly Canaday, on the East and South by lands formerly belonging to E. W. Warburton, and on the West by a creek; being the fifth parcel described in the Canaday Partition Deed and being the same property conveyed to John Randolph Tucker by deed of Octavia Gordon, dated March 24, 1931 and of record in James City County Deed Book 26, page 147, and being the same property acquired by R. T. Armistead and Letitia Hanson by deed of John Randolph Tucker and Florence S. Tucker, his wife, dated June 17, 1960, recorded in the aforesaid Clerk's Office in Deed Book 75, page 197;

(3) 2.00 acres, more or less, designated as "PARCEL 5A" on that certain plat entitled "PLAT SHOWING BOUNDARY SURVEYS OF TWO PARCELS OF LAND BEING PART OF THE JOHN WESLEY CANADY EST., JAMES CITY COUNTY, VIRGINIA" dated November 5, 1974, by Vincent D. McManus, Jr., & Associates, Williamsburg, Virginia (the "McManus Plat"), recorded in James City County Plat Book 32, page 83, to which reference is hereby made for a more particular description thereof, being the same property conveyed to Robert T. Armistead and Sarah H. Armistead, his wife, and Letitia Hanson under that certain Boundary Line Agreement and Quit Claim Deed made March 22, 1978, between Ronald T. Nelsen and Lovono K. Nelsen. husband and wife, Robert T. Armistead and Sarah H. Armistead, his wife, and Letitia A. Hanson, widow, and recorded in James City County Deed Book 184, page 36; and

(4) 0.65 acres, being a parcel on which a roadway leading from Route 633 across property of Henderson and Saunders to parcels not situate on the said highway is located, fronting 70' on said Route 633 and being more particularly shown on a plat entitled "A SURVEY FOR CONVEYANCE TO ROBERT T. ARMISTEAD 0.65 ACRE OF LAND LYING IN POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA", made January 17, 1977 by Woodson, Littlepage & DeYoung, Inc., recorded in James City County Deed Book 175, page 20, to which reference is hereby made for a more particular description thereof, being the same property conveyed to Robert T. Armistead and Sarah H.

Armistead, his wife, and Letitia A. Hanson, widow, under that certain deed made January 18, 1977, between Arthur D. Henderson and Cornelia F. Henderson, his wife, and Mary Henderson Saunders and William F. Saunders, her husband, and Robert T. Armistead and Sarah H. Armistead, his wife, and Letitia A. Hanson, widow, and recorded in James City County Deed Book 175, page 16, and being part of the property conveyed to Martha Warburton (Henderson) by deed of W. A. Bozarth, Executor, dated June 1, 1921, of record in James City County Deed Book 19, page 299, and subsequently devised to Arthur D. Henderson and Mary Henderson Saunders by their mother, Martha Henderson.

THE SAID pieces or parcels described in paragraphs (1) and (2) above are further shown on a plat entitled "PLAT SHOWING SURVEY OF A PORTION OF 'BUSHNECK' TRACT KNOWN AS PARCELS 4 AND 5 FOR ROBERT T. ARMISTEAD," made May 8, 1958 by Bernard V. Mrock, a copy of which is recorded in James City County Deed Book 75, page 199.

THE SAID pieces or parcels described in paragraphs (1), (2), (3) and (4) above are subject to a 60' perpetual easement of right of way for drainage and utilities and ingress and egress as shown on that certain plat entitled "A SURVEY FOR EASEMENT TO RON NELSEN FROM ROBERT T. ARMISTEAD LYING IN POWHATAN DISTRICT, JAMES CITY COUNTY, VIRGINIA," dated December 30, 1977, made by Architects and Engineers, Inc., architects, engineers, surveyors and planners, recorded in James City County Deed Book 184, page 42.

PARCEL FOUR:

All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, commonly known as "Nayses" and/or "Naises," containing three hundred sixty-nine (369) acres, bounded and described as follows: On the East by land of Marius Thompson; on the West and North by Gordon's Creek and on the South by the tract known as Varnees.

BEING the same property as that conveyed to Rosa L. Armistead and Lucy A. Warburton by deed of W.A. Bozarth, et als. dated June 7, 1920, recorded April 11, 1921 in James City Deed Book 19, page 240, the said Rosa L. Armistead having conveyed an undivided one-tenth interest in the said property to Lucy A. Warburton by deed dated September 1, 1939, recorded September 14, 1939, in James City Deed Book 31, page 251, and the said Lucy A. Warburton having conveyed all of her undivided interest in the said property to Rosa L. Armistead by deed dated June 4, 1951, recorded July 19, 1951 in James City Deed Book 45, page 230, and the said Rosa L. Armistead having departed this life August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson.

PARCEL FIVE:

All those certain pieces or parcels of land situate in James City County, Virginia, described as follows:

(1) All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, commonly known as "Jacksons" containing one hundred sixty-three

and 88/100 (163.88) acres, more or less, but conveyed in gross and not by the acre, designated on a plat and survey of the tract made by Sydney Smith, Surveyor, in April, 1920, as "Mrs. Rosa Armistead's Portion" bounded and described as follows: on the North by a pond known as Warburton's Pond, and by lands of Charles Thompson, on the South by a road separating the land hereby conveyed from Greenspring Farm, on the East by Warburton's Pond, the land conveyed to John G. Warburton and the lands of Charles Thompson, and on the West by the tracts of land known as Pine Woods, Varnees and Nayses, and the south prong of Warburton's Pond.

BEING the same property as that conveyed to Rosa L. Armistead by deed of W. A. Bozarth, et als. dated June 7, 1920, recorded April 11, 1921 in James City Deed Book 19, page 241, the said Rosa L. Armistead having died seized and possessed of the said property at her death on August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson; and

(2) All that certain lot, piece or parcel of land located in James City County, Virginia, designated as Part of Parcel-1 on that certain plat entitled "PLAT OF A PORTION OF PARCEL-1, PROPERTY OF GREENSPRINGS PLANTATION, INC." dated June 10, 1997 as prepared by Freeman & Associates, Land Surveyors, attached to a deed from Greensprings Plantation, Inc., a Virginia corporation, dated July 15, 1997, recorded in the Clerk's Office of the Circuit Court of the City of Williamsburg and James City County, Virginia, as Instrument No. 970012003.

BEING the same property as that conveyed to Letitia A. Hanson and Terrence K. Martin Successor Trustee from Greensprings Plantation, Inc. by the above referenced deed.

PARCEL SIX:

Those three certain lots or parcels of land situate in James City County, Virginia being designated as Lots 4, 5 and 6 on a plat entitled, "Plat Showing Parcel of Land Belonging to Frank Armistead Estate, Situated in James City County, Virginia" made August, 1954 by W. D. Thomas CLS which said lots are located on the west side of the Strawberry Plains Road which leads from Ironbound Road to Route 5, containing in all 3.32 acres, more or less, but being transferred in gross and not by the acre.

Each of said lots is 80 feet in width extending back between parallel lines on a course N 64° 06'W. Prior to the taking by the State Highway Department to widen said road, the southern boundary of Lot 6 extended 709 feet along Lot 7, the property of Olive Hill Scott and the Northern boundary of Lot 4 extended back 602 feet, and running thence S. 41° 40'W to the property of Scott.

Said subdivision was originally 2 adjacent parcels. The property hereby conveyed was part of a twelve and one-half (12½) acre parcel conveyed to Frank Armistead by deed of L. P. Trice, Sheriff, dated August 10, 1920, in James City County Deed Book 18, page 569. Lots 1 and 2 in said subdivision were derived from a 2 acre parcel acquired by Frank Armistead from Penniman Land Company by Deed dated February, 10, 1923, recorded in James City County Deed Book 20, page 581, and which 2 acre parcel was subsequently conveyed by Frank Armistead and Rosa L. Armistead to Hezekiah Cook by Deed recorded August 24, 1943, in James City County Deed Book 35, page 272.

The said Frank Armistead departed this life on September 2, 1952 and by his will dated September 19, 1921 and recorded in Williamsburg Will Book 6 at page 431, devised his

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interest in said property to Rosa L. Armistead, his wife, the said Rosa L. Armistead having departed this life August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson.

PARCEL SEVEN:

All those certain pieces or parcels of land situate in James City County, Virginia, described as follows:

(1) All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, located on the north side of State Route 31 (now known as Jamestown Road) to the west of its intersection with State Route 681 (now known as Sandy Bay Road), and bounded and described as follows: On the east by land of Williamsburg Health Investors, LLC, on the north by the Chanco's Grant Subdivision, Section II, Phase II, and property of the County of James City, Virginia, on the west by the centerline of Powhatan Creek and land dedicated on the adjacent St. George's Hundred Subdivision, Section 5, Phases II and III, as conservation areas/easements and by property of the County of James City, Virginia, and on the south by State Route 31 (Jamestown Road);

(2) All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, triangular in shape and being 5.7 acres, more or less, located on the south side of State Route 31 (now known as Jamestown Road) to the west of its intersection with State Route 682 (now known as Neck-O-Land Road), and bounded and described as follows: on the north by the said Route 31, on the east by the said Route 682, and on the south and west by property now or formerly of Lyman R. Hall, Jr.;

(3) All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, triangular in shape, located on the east side of State Route 615 (now known as Ironbound Road) north of its intersection with State Route 629 (now known as Hickory Sign Post Road) and bounded and described as follows: on the north and east by land now or formerly owned by Bernier and Brooks, on the south by the said State Route 629, and on the west by the said State Route 615; and

(4) All that certain parcel or tract of land, situate, lying and being in James City County, Virginia, located on the south side of State Route 31 (now known as Jamestown Road) to the west of its intersection with State Route 681 (now known as Sandy Bay Road), and bounded and described as follows: On the north by the said State Route 31, on the east by land now or formerly owned by Recep and Lisa E. Akdogan, on the west by land now or formerly owned by DHM, Inc., and on the south by the said State Route 681, LESS AND EXCEPT 0.650 acres, more or less, acquired by the Commonwealth Transportation Commissioner by Certificate of Take No. 598060 dated May 15, 1998, recorded in the aforesaid Clerk's Office as Instrument No. 980011507, and confirmed by Order of the Circuit Court of the City of Williamsburg and James City County, Virginia, entered on May 9, 2000 and recorded on May 16, 2000, as Instrument No. 000009375.

The parcels described in Paragraphs (1), (2), (3) and (4) above are a portion of that certain

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tract of land commonly known as "Neck-O-Land," originally containing Four Hundred and Forty-Six (446) acres, more or less, conveyed to Rosa L. Armistead and Frank Armistead by deed from William A. Bozarth, Executor, et al., by deed dated June 7, 1920, and recorded in James City Deed Book 19, page 238, the said Frank Armistead departed this life on September 2, 1952 and by his will dated September 19, 1921, and recorded in City of Williamsburg Will Book 6 at page 431, devised his interest in said property to Rosa L. Armistead, his wife, the said Rosa L. Armistead having departed this life August 11, 1956 and by her will dated September 20, 1953, and recorded in James City County Will Book 6, at page 195, she devised the said property to R. T. Armistead and Letitia Hanson.

Said Co-Trustees shall have and hold the herein described property in fee simple and with full power and authority in said Co-Trustees, and/or any attorney-in-fact acting on behalf of any of the said Co-Trustees, to sell, contract, exchange, convey, mortgage, encumber, lease, subdivide or otherwise dispose of and deal with said property.

No party dealing with the Co-Trustees, and/or any attorney-in-fact acting on behalf of any of the said Co-Trustees, in relation to said property in any manner whatsoever shall be obligated to (a) see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property, (b) to see that the terms of this trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of the Co-Trustees and/or any attorney-in-fact acting therefor, or (d) be privileged to inquire into any of the terms of the Trust Agreement.

Every deed, mortgage, lease, or trust or other instrument executed by the Co-Trustees, and/or any attorney-in-fact acting on behalf of any of the said Co-Trustees, in relation to the property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder (a) that at the time of the delivery thereof, this trust was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Co-Trustees, and/or any attorney-in-fact acting on behalf of any of the said Co-Trustees, were duly authorized and empowered to execute and deliver every such instrument, and (d) if such conveyance has been made by a successor or successors in trust, or a Trustee or Trustees have been substituted, that such successor or successors have been properly and are fully vested with all the right, title, estate, powers and duties of his or her predecessor in trust. The Co-Trustees, and/or any attorney-in-fact acting on behalf of any of the said Co-Trustees, shall have no individual liability or obligation whatsoever arising from their ownership as Co-Trustees of the legal title to said property or with respect to any act done or contract entered into or indebtedness incurred by them, as the case may be, in dealing with said property or in

otherwise acting as such Co-Trustees, or in acting as attorney-in-fact therefor, except only as far as said trust property and any trust funds in actual possession of the Co-Trustees shall be applicable to the payment and discharge thereof.

This deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, as amended, and now in force.

WITNESS the following signature and seal.

Letitia Armistead Hanson
(SEAL)
Letitia Armistead Hanson

UNITED STATES OF AMERICA,
DISTRICT OF COLUMBIA, to wit:

I, LESLIE R. LIVINGSTON, a Notary Public in and for the District of Columbia, do certify Letitia Armistead Hanson, a person known to me, whose name is signed to the writing above bearing date on the 5th day of December 2003, has personally acknowledged the same before me in the District of Columbia.

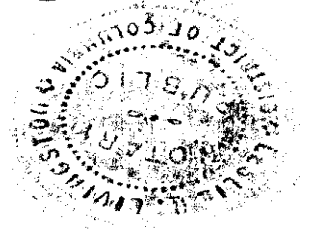
GIVEN under my hand this 5th day of December, 2003.

Leslie R. Livingston
Notary Public LESLIE R. LIVINGSTON

My commission expires: 04-14-07

Tax Map Nos.:

- Parcel One 29-4 01-0-005
- Parcel Two 30-3 01-0-0004
- Parcel Three 28-4 01-0-0009 and 35-1 01-0-0004
- Parcel Four 35-2 01-0-0016
- Parcel Five 36-3 01-0-0001
- Parcel Six 38-4 50-0-0004
- Parcel Seven 46-2 01-0-0024



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on Dec 10 2003
at 8:48 AM/PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

STATE TAX	LOCAL TAX	ADDITIONAL TAX
\$ _____	\$ _____	\$ _____

TESTE: BETSY B. WOOLRIDGE, CLERK
BY: Betsy B. Woolridge Clerk