

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTIONS 58.1-811(A)(3) OF THE CODE OF VIRGINIA.

DEED FOR DRAINAGE EASEMENT

**0.05 ACRE DRAINAGE EASEMENT CONVEYED TO JAMES CITY COUNTY BY
LANA M. TAYLOR AND PATRICE M. RICHARD
J. JUDSON MCKELLAR, JR. AND DONALD L. RITENOUR**

THIS DEED made this 30 day of December, 2003, between LANA M. TAYLOR AND PATRICE M. RICHARD ("GRANTOR") and JAMES CITY COUNTY ("GRANTEE") and J. JUDSON MCKELLAR, JR., and DONALD L. RITENOUR (TRUSTEES), either one of whom may act; and VIRGINIA HOUSING DEVELOPMENT AUTHORITY, which is a political subdivision of the Commonwealth of Virginia, which is organized and existing under the laws of Virginia, BENEFICIARY;

WITNESSETH: That GRANTOR does grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto GRANTEE, the following described easement to-wit:

All that certain lot, piece or parcel of land situate, lying and being in James City County, Virginia, being part of tax map parcel number (59-1)(1-8), set forth and shown as "Proposed 10-Foot Drainage Easement." On a certain plan entitled "10-FOOT DRAINAGE EASEMENT TO BE DEDICATED TO JAMES CITY COUNTY BY LANA M. TAYLOR & PATRICE M. RICHARD, JAMES CITY COUNTY, VIRGINIA" dated November 3, 2003, made by Rickmond Engineering, Inc., which plat is recorded herewith in the Office of the Clerk of the Circuit Court for the County of James City, Virginia. Being a portion of the same property conveyed to the GRANTOR in document number 010001522 of record in aforesaid Clerk's Office.

WITNESSETH: The Property is subject to the lien of a certain Deed of Trust, dated January 30, 2001, and recorded in the Clerk's Office as Document No. 010001523, and corrected and re-recorded on March 26, 2001, as Document No. 010005090, (Deed of Trust), wherein the Property was conveyed unto J. Judson McKellar, Jr., and Donald L. Ritenour, the Trustees, either of whom may act, in trust, to secure a certain indebtedness to Virginia Housing Development Authority (the Beneficiary), as more specifically set forth therein. The Trustees, as authorized to act by the Beneficiary, as shown by its execution hereto, do freely agree that the lien of said Deed of Trust be and the same is hereby subordinated to the easement created herein.

WITNESS the following signature and seals:



GRANTOR:

By: Lana M. Taylor
Lana M. Taylor

By: Patrice M. Richard
Patrice M. Richard

TRUSTEE:

[Signature], TRUSTEE

BENEFICIARY:
VIRGINIA HOUSING DEVELOPMENT AUTHORITY

By: [Signature]

Its: Authorized Officer

Deed Prepared by:
Wayland N. Bass, County Engineer
James City County Development Management
P.O. Box 8784
Williamsburg, VA 23187-8784

CERTIFICATES OF ACKNOWLEDGMENT

COMMONWEALTH OF VIRGINIA
County of James City, to wit:

The foregoing instrument was acknowledged before me by Lana M. Taylor on this 30th
day of December, 2003.

[Signature]
Notary Public

My Commission Expires on: 24 Dec 2007

COMMONWEALTH OF VIRGINIA
County of James City, to wit:

The foregoing instrument was acknowledged before me by Patrice M. Richard on this 30th
day of December, 2003.

[Signature]
Notary Public

My Commission Expires on 27 Dec 2007

The form of the Deed for Drainage Easement is approved and, pursuant to a resolution of the Board of Supervisors of James City County, Virginia duly adopted the 17th day of May 1993, this conveyance is hereby accepted on behalf of said County.

[Signature]
County Attorney

COMMONWEALTH OF VIRGINIA
City/County of James City, to wit:

The foregoing instrument was acknowledged before me by Lee P. Rogers on this
day of November, 2003.

[Signature]
Notary Public

My Commission Expires on October 21, 2005

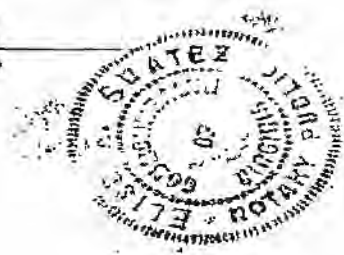


COMMONWEALTH OF VIRGINIA
City/County of MICHIGAN, to wit:

The foregoing instrument was acknowledged before me by J. Judson McKellar, Jr. on this
22nd day of December, 2003, by J. Judson McKellar, Jr. Trustee.

Elyse R. Swartz
Notary Public

My Commission Expires on 4/30/06



COMMONWEALTH OF VIRGINIA
City/County of RICHMOND, to wit:

The foregoing instrument was acknowledged before me by Thomas Delce on this
22nd day of December, 2003, by Thomas Delce of
Virginia Housing Development Authority, on behalf of said political subdivision.

Elyse R. Swartz
Notary Public

My Commission Expires on 4/30/06



taylor-richard.wpd

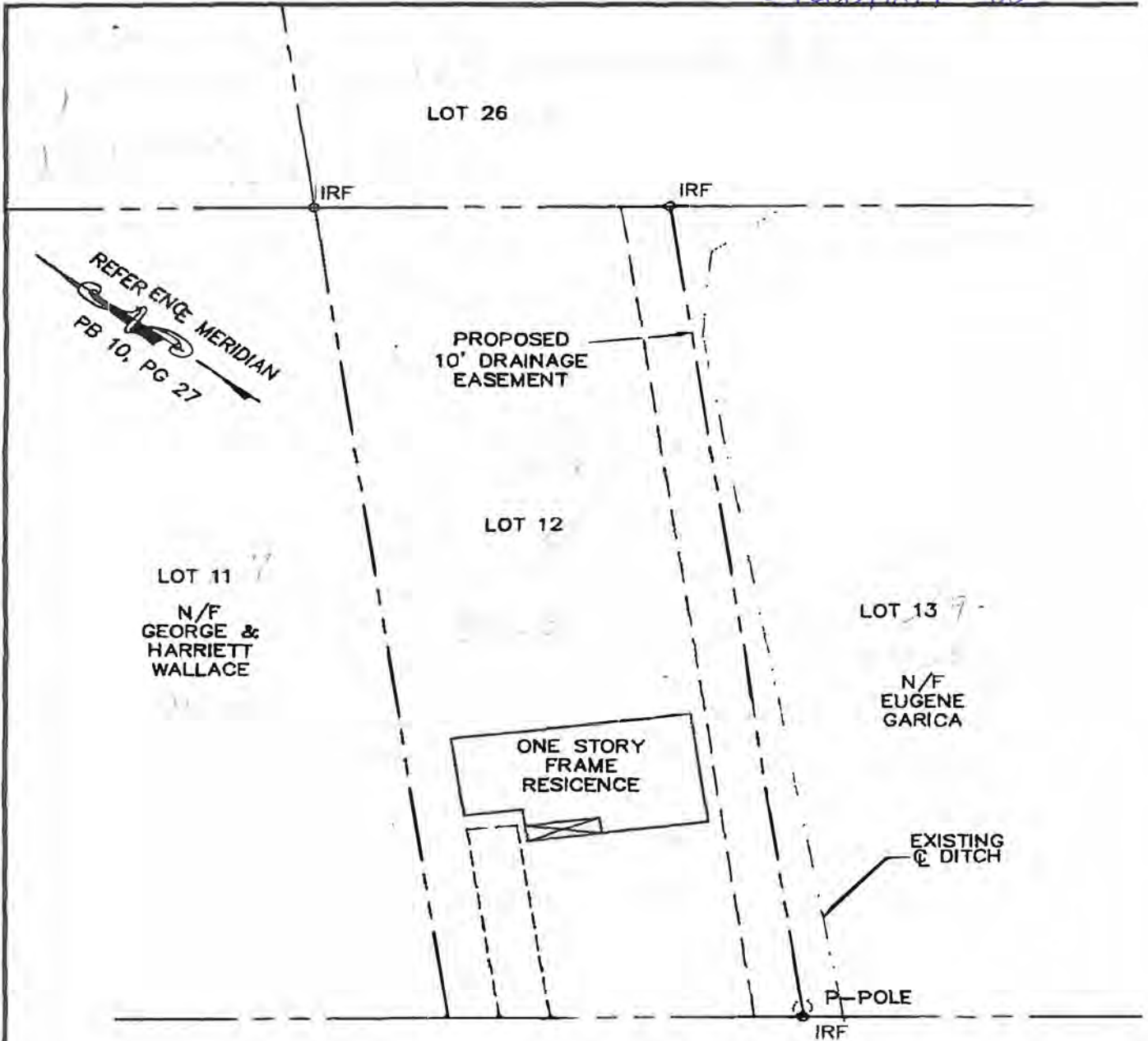
VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on Jan 9 2004
at 2:20 PM. The taxes imposed by Virginia Code
Section 58.1-801, 58.1-802 & 58.1-814 have been paid.

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

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

PLAT ATTACHED

040001057-05



LOT 11
N/F
GEORGE &
HARRIETT
WALLACE

PROPOSED
10' DRAINAGE
EASEMENT

LOT 12



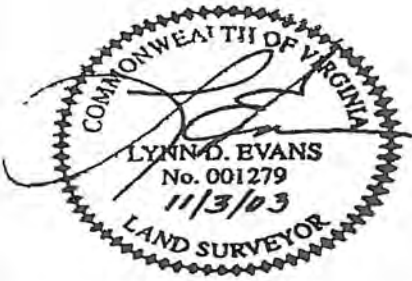
ONE STORY
FRAME
RESIDENCE

LOT 13
N/F
EUGENE
GARICA

EXISTING
DITCH

P-POLE

POCAHONTAS TRAIL



Rickmond

Rickmond Engineering, Inc.
 Engineering Surveying Environmental
 1843 Merrimac Trail Vent Hill - P.O. Box 881847
 Williamsburg, VA 23185 Warrenton, VA 20187
 Voice: (757)229-1776 Voice: (540)349-7730
 Fax: (757)229-4863 Fax: (540)349-7731
 www.rickmond.com

**10' DRAINAGE EASEMENT
 TO BE DEDICATED TO
 JAMES CITY COUNTY
 BY LANA M. TAYLOR AND
 PATRICE M. RICHARD
 JAMES CITY COUNTY, VIRGINIA**