

040024119

Transfer of land ownership -
STW does not need to add to GIS

EXEMPT FROM RECORDATION TAX PURSUANT TO VA. CODE §58.1-811 A.3

TAX MAP NO.:3911300001B

Consideration: 363,958.40

THIS DEED, made this 26th day of August, 2004, by and between **GEORGE S. HANKINS, JR.** and **HOWARD B. HANKINS**, ("Grantor"), and and **THE COUNTY OF JAMES CITY, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, whose address is 101-C Mounts Bay Road, Williamsburg, Virginia 23185 ("Grantee").

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 bargain, sell, grant and convey with General Warranty and English Covenants of Title unto Grantee, the following described property, to-wit:

That certain lot or parcel of land, with all improvements thereon and appurtenances thereto, located in James City County, Virginia shown and set out as "Phase II, Parcel 1B, 8,867 SQ. F.T., 0.2036 ACRE" on the plat of subdivision entitled "Ironbound Village, Phase II, Being a Subdivision of Property of Cutting Edge Development, LLC" made by LandMark Design Group and dated 10/15/02 and recorded on the Clerk's Office for the Circuit Court for the City of Williamsburg and County of James City in Plat Book 89, at Pages 3 and 4, as Instrument No. 020030677, to which reference is hereby made for a more complete description.

DOT

The parcel is also known as: 5304 Palmer Lane, JCC Tax Parcel No. 3911300001B.

This conveyance is made subject to all easements, conditions, and restrictions of record insofar as they may lawfully affect the property.

3

Being the same property conveyed to Grantor by deed from Cutting Edge Development, LLC dated June 10, 2003 and recorded in the aforesaid Clerk's Office as Instrument No. 030018124.

WITNESS the following signatures and seals:

George S. Hankins, Jr. (SEAL)
GEORGE S. HANKINS, JR.
Howard B. Hankins (SEAL)
HOWARD B. HANKINS

STATE OF VIRGINIA AT LARGE
CITY OF WILLIAMSBURG, to-wit:

The foregoing instrument was acknowledged before me this 22 day of Sept. 2004, by George S. Hankins, Jr.

Jamie M. Shapper
NOTARY PUBLIC

My commission expires:

2-28-07

STATE OF VIRGINIA AT LARGE
CITY OF WILLIAMSBURG, to-wit:

The foregoing instrument was acknowledged before me this 22 day of Sept. 2004, by Howard B. Hankins

Jamie M. Shapper
NOTARY PUBLIC

My commission expires:

2-28-07

The form of this Deed is approved, and pursuant to Resolution of the Board of

Supervisors of James City County, Virginia, duly executed on the 13th day of July, 2004, this conveyance is hereby accepted on behalf of said County.

9-24-04
Date Michael Drewry
County Attorney

COMMONWEALTH OF VIRGINIA

City/County of Williamsburg, to-wit:

I, Susan G. Waltrip, a Notary Public for the Commonwealth of Virginia, do hereby certify that Michael Drewry, Attorney for James City County, Virginia, has acknowledged the same before me in the jurisdiction aforesaid.

Give under my hand this 24th day of September, 2004.

Susan G. Waltrip

expires: 06/30/07

PREPARED BY:

VERNON M. GEDDY, III, ESQUIRE
GEDDY, HARRIS, FRANCK & HICKMAN L.L.P.
1177 JAMESTOWN ROAD
WILLIAMSBURG, VA 23185



RETURN TO:

MICHAEL DREWRY, ESQUIRE
101-C MOUNTS BAY ROAD
WILLIAMSBURG, VIRGINIA 23185

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 9/24/04
at 12:13 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
\$ <u> </u>	\$ <u> </u>	\$ <u>364.00</u>

TESTE: BETSY B. WOOLRIDGE, CLERK

BY Betsy B. Woolridge Clerk