

130011300

DEED OF GRANTOR TO TRUSTEE

EXEMPT FROM TAX: VA. CODE SECTION 58.1-811 (A)(12)

THIS DEED, made on this 18th day of April, 2013, by and between **DOMENIC J. MAGLIERI** and **CAROL G. MAGLIERI**, as Trustees under a certain REVOCABLE LIVING TRUST established by the Grantors on the 9th day of October, 1990, unrecorded, and identified as **THE DOMENIC J. AND CAROL G. MAGLIERI REVOCABLE LIVING TRUST**, Grantors, parties of the first part herein, and **CAROL G. MAGLIERI**, having a mailing address of 122 Oak Road, Williamsburg, Virginia 23185, as Trustee under a certain Revocable Living Trust established by Grantor on April 18, 2013, unrecorded, and identified as the **CAROL G. MAGLIERI REVOCABLE LIVING TRUST**, as tenant by the entireties, Grantee, party of the second part herein.

WITNESSETH:

That for and in consideration of the love and affection and mutual covenants contained therein, and the benefits accruing to herself and/or her heirs, executors and/or assigns, acknowledged at and before the signing, sealing and delivery of these presents, the Grantor hereby grants and conveys with General Warranty and English covenants of title, unto the Trustee the following described property, to-wit:

SEE EXHIBIT A

Parcel Number: 4640100016

This Document Prepared By:
Douglas W. Davis, Esquire
VSB #: 23395
DAVIS LAW GROUP, P. C.
516 Baylor Court
Chesapeake, Virginia 23320
(757) 420-7722

After Recordation Return To:
Douglas W. Davis, Esquire
VSB #: 23395
DAVIS LAW GROUP, P. C.
516 Baylor Court
Chesapeake, Virginia 23320
(757) 420-7722

TO HAVE AND TO HOLD the said property by my Trustees, **Domenic J. Maglieri and Carol G. Maglieri**, with the appurtenances thereunto belonging upon the trusts and for the purposes set forth herein and, under the said Revocable Living Trust, and with the following rights, powers and privileges, in accordance with **Section 55-17.1 of the Code of Virginia**, as amended:

1. Trustee, including any Successor Trustee, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described,
2. No one dealing with the Trustee, including any Successor Trustee, shall be required to make further inquiry as to the right of such Trustee to act,
3. No one dealing with the Trustee, including any Successor Trustee, shall inquire as to the disposition of any proceeds.

Section 55-20.2 of the Code of Virginia, as amended, confirms that a principal family residence that husband and wife own as tenants by the entireties will not lose its immunity from the claims of their separate creditors if they convey it to their joint revocable or irrevocable trust or in equal shares to their separate revocable or irrevocable trusts, so long as (i) they remain husband and wife, (ii) the trust(s) continue to hold title and (iii) it continues to be their principal family residence.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations, and easements of record, if any, constituting constructive notice.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS: the following signature and seal.

Domenic J. Maglieri
Domenic J. Maglieri
Grantor and original Trustee

Carol G. Maglieri
Carol G. Maglieri
Grantor and original Trustee

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:

I, *Jennifer R. Evans*, a Notary Public in and for the Commonwealth of Virginia, hereby certify that Domenic J. Maglieri and Carol G. Maglieri, Grantors and original Trustees, whose name are signed to the foregoing writing dated April 18, 2013, has acknowledged the same before me in my presence in the City and State aforesaid. Given under my hand this 18th day of April, 2013.

(SEAL)

My commission expires: *09/30/2013*
Notary ID#: *361882*

Jennifer R. Evans
Notary Public

JENNIFER R. EVANS
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #361882
My Commission Expires Sept. 30, 2013
I was commissioned as Jennifer R. Enos

EXHIBIT A

ALL THAT certain tract, piece or parcel of land, together with the improvements thereon, containing Seventy-Five (75) acres, more or less, but sold as a tract and not by the acre, situate in Jamestown District, James City County, Virginia, being a part of the original tract known as "Amblers", and the portion here conveyed being bounded and described as follows: On the North by the main road leading from Williamsburg to St. Georges, and property now or formerly owned by Charles Bulifant, on the East by the property now or formerly owned by Charles Bulifant, Ollie Rosseau, and Ben Gilliam, on the South by the marsh land owned now or formerly by George Mephram, on the West by the property now or formerly owned y R. B. Watts and J. W. Bishop.

IT BEING the same property conveyed to the said Grantors by deed from Domenic J. Maglieri and Carol G. Maglieri, husband and wife, dated the 9th day of October, 1990 and recorded April 18, 2013, in Deed Book 491, Page 269, among the aforesaid land records of the Clerk's Office of the Circuit Court of Williamsburg and County of James City, Virginia.

VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 05-02-2013
at 10:52 AM. 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

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The attorney who prepared this document has not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The existence of title insurance is unknown.