

130027012

Tax Map: 0440100034 and 0440100004
Exemption Claimed §58.1-811(A)(10) and (D)
Title Company: Chicago Title Insurance Company

THIS DEED OF GIFT, made as of September 25, 2013, by and between **G&E LAND HOLDINGS, LLC**, a Virginia limited liability company, Grantor; and **MOSS CREEK MARKET PLACE, LLC**, a Virginia limited liability company, Grantee, whose mailing address is 600 Thimble Shoals Boulevard, Suite 220, Newport News, VA 23606.

WITNESSETH:

That for and in consideration of the benefits accruing to the Grantor as the sole member of the Grantee, but without monetary consideration, the Grantor hereby gives, grants and conveys, with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto the said Grantee, in fee simple, the following described property, to-wit:

Parcel One:

All that certain tract or parcel of land, situate in Stonehouse District, James City County, Virginia, containing by survey 23.77 acres, and contained within the following bounds, commencing at a point in the center of the Main Stage Road leading from Toano to Richmond opposite a ditch bank separating this land from Joe Johnson's tract, thence down the said ditch bank to a stob near a white oak tree N. 64 E. 2.47 chains, thence down the said ditch bank N. 65 E. 3.25 chains to a stob on the said bank, thence down said ditch bank N. 67 E. 4.85 chains to a stob on said bank, thence S. 20 ¼ E. 25.85 chains to a cedar stob, edge of woods, thence S. 67 ¾ W. 9.68 chains to a point in the center of said Main Stage Road opposite a marked white oak tree; thence up the center of the said main road N. 14 ¼ W. 11.19 chains to a point in the center of the said road; thence up the said road N. 25 ¼ W. 3.32 chains to a

Prepared by and return to:
Lawrence G. Cumming, Esq. (VSB #15820)
Kaufman & Canoles, P.C.
2236 Cunningham Drive
Hampton, VA 23666

stob in the center of the said main road, thence up the said road N. 29 ¼ E. 10.91 chains to the point of beginning. For a further and better description reference is made to deed dated October 13, 1913, from C. C. Branch and wife to J. E. Williams, as of record in the Clerk's Office of the City of Williamsburg and County of James City, in Deed Book 14, Pages 287-288.

Together with the right-of-way retained for the 23.77 acre parcel described in Deed Book 23, page 369 and in Deed Book 77, Page 277, recorded in the Clerk's Office, Circuit Court, City of Williamsburg and County of James City, Virginia.

Less and except the 3 3/5 acre parcel described in Deed Book 23, at Page 369.

Parcel Two:

All that certain parcel of land in the Stonehouse District of James City County, Virginia, being part of the tract of land known as "Parkers", lying on the northwest side of State Highway Rt. 168, as shown and designated as 1.156 Acres on a Plat of survey of "Parkers", made by Reynolds & Miller, C. L. S., dated December 23, 1970, a copy of which is recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City in Plat Book 29, at Page 42.

Subject, however, to all easements, conditions, and restrictions of record affecting said property.

Being the same property conveyed unto G&E Land Holdings, LLC, a Virginia limited liability company, by deed from Toano Business Centre, LLC, a Virginia limited liability company, dated August 26, 2013 and recorded in the aforesaid Clerk's Office as Instrument No. 130021058.

TO HAVE AND TO HOLD the said land unto the Grantee, in fee simple, subject, however, to the restrictions and easements of record as they may lawfully apply to the property herein conveyed.

WITNESS the following signature and seal.

G&E LAND HOLDINGS, LLC,

By: [Signature] (SEAL)

Title: MANAGER

COMMONWEALTH OF VIRGINIA
AT LARGE, to-wit:

The foregoing instrument was acknowledged before me in Newport News, Virginia, this 27th day of November, 2013 by Edward G. Fiscella who is either personally known to me or who has produced satisfactory evidence of identity, as Manager of G&E Land Holdings, LLC, a Virginia limited liability company, on its behalf.

[Signature]

Notary Public

My commission expires: Aug. 31, 2014
Notary Registration Number: 202059
[Affix seal]



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY
This document was admitted to record on 12-09-2013
at 10:52 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: [Signature] Clerk