

Prepared by and return to:  
Susanna B. Hickman  
VSB 35882  
Geddy, Harris, Franck & Hickman  
P.O. Box 379  
Williamsburg, VA 23187

140018932

Tax Map Nos.: 3730100001  
3730100002

CONSIDERATION: \$100.00 for conveyance of Disputed Area 1 to Thompson  
\$100.00 for conveyance of Disputed Area 2 to Bruce

QUITCLAIM DEED AND BOUNDARY LINE AGREEMENT

THIS QUITCLAIM DEED and BOUNDARY LINE AGREEMENT, made and entered into this 14th day of August, 2014, by and between CHRISTOPHER S. THOMPSON and GINGER R. THOMPSON, to be indexed as Grantors and Grantees ("parties of the first part") and RYAN L. BRUCE and SARAH O. BRUCE, husband and wife, to be indexed as Grantors and Grantees ("parties of the second part"), 2685 Jolly Pond Drive, Williamsburg, VA 23188.

WITNESSETH: The parties of the first part and parties of the second part (the "parties") are the owners of two adjoining parcels as shown on the attached Plat entitled, "PHYSICAL SURVEY ON PROPERTY STANDING IN THE NAME OF CHRISTOPHER S. & GINGER R. THOMPSON LOCATED IN BERKELEY DISTRICT JAMES CITY COUNTY VIRGINIA" made by HIS LAND SURVEYING, INC. and dated 12/13/2013 and revised on 03/07/2014 and revised on June 6, 2014, made by HIS Land Surveying, Inc. of Providence Forge, Virginia (the "Thompson Plat"). The Thompson Plat is attached hereto as EXHIBIT "A".

WHEREAS, the parties of the first part are the owners of that certain parcel containing 2 acres +/- known as 3611 News Road and shown as "2 acres" on that certain plat dated May, 1950 and recorded in the Clerk's Office of the Circuit Court for the City of Williamsburg and James City County in Plat Book 12, page 21 (the "Thompson Parcel") and also known as tax map number 3730100001 which the parties of the first part acquired by Deed from Atlas VA I SPF, LLC dated

February 10, 2011 and recorded February 15, 2011 as Instrument Number 110004853 and which deed conveyed by that parcel shown in Plat Book 12, page 21; and

WHEREAS, the parties of the first part have access from News Road and also have a driveway to that certain garage shown on the back part of the Thompson Parcel; and

WHEREAS, the parties of the first part and their predecessors have used the road to the garage and used the garage continuously, uninterrupted and openly until recently when the parties of the second part demanded they discontinue use of the garage; and

WHEREAS, the parties of the second part own Lot 1 (the "Bruce Parcel") as shown on that certain plat entitled, "SUBDIVISION PLAT OF THE PROPERTY OF JULIAN F. MAYO, JR. AND SHIELA B. MAYO, BERKELEY MAGISTERIAL DISTRICT, JAMES CITY COUNTY, VIRGINIA," dated August 8, 2012 and made by DAVIS & ASSOCIATES, P.C. (the "Mayo Plat") which plat is recorded as Instrument Number 130013058. The parties of the second part acquired the Bruce Parcel known as tax map number 3730100002 by Deed from Julian F. Mayo, Jr. and Shiela B. Mayo (the "Mayos") dated May 29, 2013 and recorded May 29, 2013 as Instrument Number 130013058; and

WHEREAS, the Mayos acquired a larger piece of property which they later subdivided by Deed dated February 8, 2012 from Atlas VA I SPF, LLC and recorded on February 22, 2012 as Instrument Number 120004610. Said Deed conveys 28.8 +/- acres known as 3733 News Road shown as "Tract No. 1" on that certain plat recorded in the aforesaid Clerk's Office in Plat Book 12, page 21 which is the same plat to which the parties of the first part's Deed refers to; and

WHEREAS, a plat which shows a different boundary line than the Mayo Plat was recorded with the Deed shown as instrument number 110004853 and is entitled "PLAT OF SURVEY 2 PARCELS OF LAND OWNED BY REALTEC, INC., dated 08/18/2003 and made by AES CONSULTING ENGINEERS; and

WHEREAS, the parties of the first part and the parties of the second part agree and wish to confirm the common boundaries between the Thompson Parcel and the Bruce Parcel; and

WHEREAS, the parties agree and confirm that the true and correct boundary lines between the Thompson Parcel and the Bruce Parcel is described as follows: Beginning at a walnut on the Western Boundary of the Thompson Parcel as shown on the Thompson Plat thence S 24° 15' 46" E a distance of 55.00 ft. to an iron rod; thence N 80° 10' 46" E a distance of 435.00 ft. to a nail found in base of poplar; thence N 10° 06' 46" W a distance of 145.24' to an iron rod found on the right of way of News Road (Rt. 613) ("Agreed Common Boundary"); and

WHEREAS, the parties of the second part are willing to quitclaim and release unto the parties of the first part, the "Disputed Area 1, 0.270 Acres, 11745.71 Sq. Ft" as shown on the Thompson Plat; and

WHEREAS, the parties of the first part are willing to quitclaim and release unto the parties of the second part, the "Disputed Area 2, 0.039 Acres, 1709.06 Sq. ft.," as shown on the Thompson Plat

NOW, THEREFORE, in consideration of the agreement contained herein and the sum of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, the parties of the second part hereby quitclaim and release unto the parties of the first part, the "Disputed Area 1, 0.270 Acres, 11745.71 Sq. ft." as shown on the Thompson Plat;

AND FURTHER, in consideration of the agreement contained herein and the sum of One Dollar, cash in hand paid, the receipt of which is hereby acknowledged, the parties of the first part hereby quitclaim and release unto the parties of the second part, the "Disputed Area 2, 0.039 Acres, 1709.06 Sq. ft.," as shown on the Thompson Plat.

WITNESS the following signatures and seals:

3 of 5

Christopher S. Thompson  
CHRISTOPHER S. THOMPSON

Ginger R. Thompson  
GINGER R. THOMPSON

STATE OF VIRGINIA AT LARGE

COUNTY/CITY OF Williamsburg, to-wit:

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August, 2014, by CHRISTOPHER S. THOMPSON and GINGER R. THOMPSON.

Susan G. Waltrip (SEAL)  
NOTARY PUBLIC

My commission expires:

06/30/2015



[Signature]  
RYAN L. BRUCE

[Signature]  
SARAH O. BRUCE

STATE OF VIRGINIA AT LARGE  
COUNTY/CITY OF Newport News, to-wit:

The foregoing instrument was acknowledged before me this 15 day of ~~August~~ September, 2014, by RYAN L. BRUCE and SARAH O. BRUCE, husband and wife.

[Signature] (SEAL)  
NOTARY PUBLIC

My commission expires:

07/31/2014



VIRGINIA: CITY OF WILLIAMSBURG & COUNTY OF JAMES CITY  
This document was admitted to record on 11-18-2014  
at 11:01 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
\$ <u>.50</u>	\$ <u>.17</u>	\$ <u>.50</u>

TESTE: BETSY B. WOOLRIDGE, CLERK

BY: [Signature] Clerk

PLAT ATTACHED

- NOTE:  
 1. THIS SURVEY DONE WITHOUT BENEFIT OF A TITLE REPORT. THEREFORE ENCUMBRANCES MAY EXIST THAT ARE NOT SHOWN HEREON.  
 2. THIS PLAT REPRESENTS AN IN THE FIELD SURVEY.  
 3. REFERENCES: INSTR. #110004853, PB.12, PG.21



PARCEL  
 ID#3730100003  
 JERRY & MARTHA  
 NIXON  
 INSTR. #100014578  
 PB.12, PG.21



HIS LAND SURVEYING, INC.  
 P.O. BOX 108  
 PROVIDENCE FURUE VIRGINIA 23140  
 (804) 966-7817

LINES PER PB. 12, PG. 21 OLD  
 CENTERLINE OF NEWS ROAD

NEWS ROAD ROUTE 613 VARIABLE WIDTH R/W

$r=1115.92'$   
 $q=433.41'$   
 $cd=430.89'$   
 $cb=N88^{\circ}22'24''W$   
 $cb=22^{\circ}15'11''$

PARCEL ID#3730100001  
 1.834 Acres.  
 79877.84 Sq.ft.  
 2.143 Acres.  
 93328.49 Sq.ft.

AREA INCLUDING DISPUTED AREAS 1 & 2

2 STORY  
 FRAME



DISPUTED AREA 1  
 8,270.45 Sq.ft.  
 11745.71 Sq.ft.

PARCEL  
 ID#3730100002  
 RYAN & SARAH  
 BRUCE  
 INSTR. #130013058  
 PB.12, PG.21

APPROXIMATE LOCATION OF  
 CORNER AS SHOWN TO ME BY  
 JERRY NIXON

DISPUTED AREA 2  
 0.039 Acres.  
 1709.06 Sq.ft.

LINES PER  
 INSTR. #110004853 &  
 INSTR. #130013058

APPROXIMATE LINES SCALED  
 FROM PB.12, PG.21, PLAT BY  
 VINCENT D. McMANUS DATED  
 MAY 1950. LINES WERE SHOWN  
 GRAPHICALLY NO METES AND  
 BOUNDS. PARCEL AS SHOWN ON  
 AFORESAID PLAT IS TO CONTAIN  
 2.0 ACRES. THE AREA WITHIN  
 THE McMANUS LINES SHOWN  
 HEREON IS 2.7+/- ACRES

PHYSICAL SURVEY  
 ON PROPERTY STANDING IN  
 THE NAME OF  
 CHRISTOPHER S. &  
 GINGER R. THOMPSON  
 LOCATED IN BERKELEY DISTRICT  
 JAMES CITY COUNTY, VIRGINIA  
 SCALE: 1" = 60'  
 DATE: 12/13/2013  
 J.N. 393.2

revised: 03/07/2014, 06/06/2014