

TAX MAP: 3640100009 2930100003
 2930100005 3030100003
 3640100007 3640100008
 2930100002 3640100011

PREPARED BY & RETURN TO:
M. Anderson Bradshaw, P.C.
P.O. Box 456
Toano, Virginia 23168
VSB #16424

THIS **DEED OF CONTRIBUTION** is made this 10th day of October, 2017, by and between BEATRICE RICHARDSON GASS, JAMES HUNTER RICHARDSON, JR., JOHN WILLIAM RICHARDSON, RICHARD HUGH RICHARDSON and VIRGINIA GALE RICHARDSON PULLEN, referred to as the Grantors, and JAMES H. RICHARDSON HOLDINGS, LLC, a Virginia limited liability company, referred to as the Grantee, and whose address is 4442 Litchfield Drive, Chesterfield, Virginia 23832. This deed is exempt from recording taxes pursuant to the provisions of §58.1-811(A)(10) of the Code of Virginia.

Whereas, the Grantors, exclusive of their spouses, are the owners of undivided interests in the hereinafter described real property in James City County, Virginia, which they inherited from their mother, Ellen Minor Richardson, by her Will, duly probated in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia, and

Whereas, the Grantors, exclusive of their spouses, are the owners of undivided interests in the hereinafter described real property in James City County, Virginia, which they acquired from the Trustees of James River Baptist Church, a beneficiary under the Will of Ellen Minor Richardson, by deed dated September 18, 2017, recorded as Instrument No. 170018773 in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, and

Whereas, the Grantors, exclusive of their spouses, are the equal members of JAMES H. RICHARDSON HOLDINGS, LLC, entitled to 100% of the profits and surplus of such company, and wish to contribute additional assets thereto,

Now, therefore, witnesseth:

That for and in consideration of the premises, and the sum of \$1.00 cash in hand paid and other good and valuable consideration, and as a contribution to capital, the Grantors do hereby GRANT, CONTRIBUTE and CONVEY unto the Grantee with SPECIAL WARRANTY OF TITLE, all of their undivided interests in the following described properties:

FIRST: All of that certain tract or parcel of land, situate in Jamestown District, James City County, Virginia, containing twenty-six (26) acres, more or less, and bounded and described as follows:

Commencing at a point on the road leading from Greenspring to Centerville where the line between the land hereby conveyed and the land formerly of J. N. Richardson intersects said road; thence along the line of the said J. N. Richardson three hundred and eighty-one (381) yards, more or less to a hickory tree; thence in a southern direction four hundred and eighty-one (481) yards, more or less to a red oak; thence in a westerly direction three hundred and thirty-one (331) yards, more or less, to a cedar stob on the said road leading from Greenspring to Centerville; thence up said road four hundred and eighty-one (481) yards to the point of beginning.

LESS AND EXCEPT 4.0 acres thereof, shown on a survey recorded in James City County Deed Book 175, page 553, conveyed to Hinton F. Hogge, Jr., and Madeline R. Hogge by deed recorded in Deed Book 175, page 549.

AND, LESS AND EXCEPT the portion thereof taken for improvements to Centerville Road by Order recorded as James City County Instrument No. 980011254.

Being the property conveyed unto Beatrice Richardson by deed dated February 11, 1924, from E. D. Richardson, et als, recorded in James City County Deed Book 22, page 122. Beatrice Richardson died intestate on June 1, 1942, survived by her seven children as her heirs, one of whom was James H. Richardson. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-seventh undivided interest. The interest of each Grantor herein is a 1/35 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/7 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 3640100009 and is referred to as Part of Vine Hill or the Beatrice Richardson Estate.

SECOND: All that certain tract, piece or parcel of land, situate, lying and being in Powhatan District, James City County, Virginia, containing by estimation 175 acres, more or less, hereby conveyed in gross and not be the acre, known as "Fentons", also formerly known as "Rues Hill", adjoining the lands formerly of H. J. Parker, formerly "Adjoining Lane's", being bounded and described as follows: On the North by the tract of land called "Foxes"; on the East by the main road leading from Jolly's Mill to Summer House; on the South by the land formerly belonging to C. J. Lane and L. W. Lane; on the West by the tract of land called Simpsons.

LESS AND EXCEPT 2.16 acres thereof described on a survey recorded with a deed dated February 17, 1978, conveying the same to Gerald B. and Mona O. Richardson recorded in James City County Deed Book 184, page 128.

Being one of the properties conveyed unto J. Clarence Richardson et als, by deed from Robert C. Warburton, et als, dated December 10, 1965, recorded in Deed Book 109, page 265, in which deed a one-seventh undivided interest was conveyed to James H. Richardson and Ellen Minor Richardson as tenants by the entirety with survivorship. James H. Richardson died on June 24, 2013, and this interest passes by operation of law to Ellen Minor Richardson, the surviving tenant by the entirety. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-seventh undivided interest. The interest of each Grantor herein is a 1/35 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/7 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 2930100005 and is referred to as Adjacent Lanes or Fentons.

THIRD: All that certain tract or parcel of land known as a part of Vine Hill, containing One Hundred, Twenty-five (125) acres, more or less, but conveyed in gross and not by the acre, situated in Jamestown District, James City County, Virginia, and bounded as follows: On the North by the lands now or formerly belonging to J. N. Richardson and Graves Estate, on the East by the lands now or formerly belonging to the Graves Estate and John G. Warburton, on the South by the land now or formerly known as Green Springs, formerly owned by Phillip Murray, and on the West by the land now or formerly belonging to J. N. Richardson.

LESS AND EXCEPT 8.065 acres thereof described on a survey recorded with a deed dated March 3, 1983, conveying the same to Larry N. and Penny W. Richardson recorded in James City County Deed Book 230, page 546.

AND, LESS AND EXCEPT the portions thereof conveyed or taken for improvements to Centerville Road by deed and Order recorded as James City County Instrument No. 010002850 and Instrument No. 980009260.

Being one of the properties conveyed by J. N. Richardson to John C. Richardson, et als, by deed dated July 24, 1973, recorded in James City County Deed Book 147, page 405, in which deed a one-sixth undivided interest was conveyed to James H. Richardson. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-sixth undivided interest. The interest of each Grantor herein is a 1/30 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/6 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 3640100007 and is referred to as Pt. Pudding Bottom or Pt. Vine Hill.

This parcel was formerly described as two parcels of seventy six and one-half acres each conveyed by V. M. Geddy, Special Commissioner, by deed dated February 28, 1923, to E. D. Richardson, Jr., J. W. Avery and C. G. Avery, recorded at Deed Book 20, page 507, and C. G. Avery, recorded at Deed Book 20, page 507, from which the parcel described in this deed as FIRST was conveyed to Beatrice Richardson, leaving 125 acres, more or less, which was subsequently acquired by John N. Richardson at Deed Book 67, page 365.

FOURTH: All that certain tract, piece or parcel of land, situate, lying and being in Powhatan District, James City County, Virginia, containing by estimation 68 ½ acres, more or less, hereby conveyed in gross and not by the acre, known as “Black Stump”, formerly known as “J. W. Crawley Estate”, situate on Yarmouth Creek and bounded by said Yarmouth Creek, Black Stump Creek, and the land formerly belonging to John C. Warburton.

Being one of the properties conveyed unto J. Clarence Richardson, et als, by deed from Robert C. Warburton, et als, dated December 10, 1965, recorded in Deed Book 109, page 265, in which deed a one-seventh undivided interest was conveyed to James H. Richardson and Ellen Minor Richardson as tenants by the entirety with survivorship. James H. Richardson died on June 24, 2013, and this interest passes by operation of law to Ellen Minor Richardson, the surviving tenant by the entirety. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-seventh undivided interest. The interest of each Grantor herein is a 1/35 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/7 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 2930100002 and is referred to as Pt. Crawley Estate or Black Stump.

The deed at Deed Book 109, page 267 erroneously recites that the property was acquired by John C. Warburton by Deeds at Deed Book 8, page 76, Deed Book 8, page 527, and Deed Book 9, page 98. In fact, John C. Warburton acquired an undivided one-half interest in the parcel at Deed Book 8, page 76; he partitioned the property at Deed Book 8, page 444, receiving fee ownership of 38 acres thereof; and he purchased 20 acres thereof from Martha Wallace at Deed Book 8, page 527. The deed at Deed Book 9, page 98, was a conveyance from Sylvester Pierce in trust, as security, and did not convey ownership of the remaining 10 acres thereof to John C. Warburton.

FIFTH: All that certain piece or parcel of land, situate in Powhatan District, James City County, Virginia containing 10 acres, more or less, being a portion of a 68-acre tract known as “Black Stump”; the property hereby conveyed is the same of which Sylvester Pierce died seized and possessed, intestate, and is

bounded as follows: On the north and east by the land now or formerly belonging to E. W. Warburton; on the south by a swamp; on the west by the land formerly of Martha Wallace, and is the same parcel of land allotted to Sylvester Piece in a deed of partition recorded in Deed Book 8, page 444. (See recitations in parcel FOURTH, above.)

Being the same parcel conveyed to J. C. Richardson, et als, by deed from Jasper Porter, dated October 23, 1984, recorded in Deed Book 262, page 97, in which deed a one-fifth undivided interest was conveyed to J. H. Richardson, who is the same as James H. Richardson. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-fifth undivided interest. The interest of each Grantor herein is a 1/25 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/5 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 2930100003 and is referred to as Pt. Black Swamp or Pt. Black Stump.

SIXTH: All that tract or parcel of land in Powhatan Magisterial District, James City County, Virginia, containing 38.88 acres, as per plat of survey thereof made by W. D. Thomas, Surveyor, in January 1958, which plat is recorded in the Clerk's Office of James City County, Virginia, in Plat Book 16, page 46, together with a right of way as heretofore used from this property to the public highway.

Being the same property conveyed unto J. C. Richardson, et als, by deed dated December 14, 1970, from Clarence N. Lattimore, et ux, recorded in Deed Book 129, page 277, in which deed a one fifth undivided interest was conveyed to James H. Richardson. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-fifth undivided interest. The interest of each Grantor herein is a 1/25 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/5 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 3030100003 and is referred to as Adj. Jolly's Pond.

SEVENTH: All that certain piece or parcel of land lying and being in James City County, Virginia, estimated to contain Thirty-eight (38) acres, more or less, but conveyed in gross and not by the acre, being all the remainder of a tract of land conveyed to J. N. Richardson by deed dated February 17, 1913, from Norvell L. Henley, Special Commissioner, and duly recorded in the Clerk's Office of the Circuit Court of James City County, Virginia, and described therein as follows:

All that tract of land fronting on the main road leading from James River Church to Greenspring, commencing on said road at a small red oak, thence through field to pine, and thence along a line of marked trees to dogwood corner line, thence south along a line of marked trees to pine corner line, thence west along the line of corner fence between Thomas Slater and E. D. Richardson, to main road, thence up the main road to the small red oak the place of beginning. Estimated to contain fifty (50) acres, more or less, but conveyed in gross and not by the acre". Since the aforesaid conveyance of the approximately fifty (50) acres there have been numerous conveyances of small parcels, and/or easements by the said J. N. Richardson.

LESS AND EXCEPT the portion thereof taken for improvements to Centerville Road by Order recorded as James City County Instrument No. 980009260.

Being one of the properties conveyed unto John C. Richardson, et als, by deed dated July 24, 1973, from J. N. Richardson, recorded in Deed Book 147, page 405, in which deed a one-sixth undivided interest was conveyed to James H. Richardson. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was a one-sixth undivided interest. The interest of each Grantor herein is a 1/35 undivided interest, and the aggregate interest contributed to the Grantee by this deed is a 1/7 undivided interest. This parcel is currently assigned a Tax Map Parcel No. of 3640100008 and is referred to as Pt. Oak Grove.

EIGHTH: That certain lot or parcel of land situate in Berkeley (formerly Jamestown) Magisterial District, James City County, Virginia, containing two acres, more or less, and being bounded and described as follows: Commencing at a point on the road which leads from Thompson's Store to the Iron Bound Road, now designated as Secondary Highway No. 613, at the corner of the property formerly of Ed Darnell and running back in a southerly direction along the property of the said Ed Darnell and J. N. Richardson, the distance of 420 feet; thence at right angles in a westerly direction the distance of 210 feet; thence in a northerly direction the distance of 420 feet to said highway; thence in an easterly direction along said highway the distance of 210 feet to the point of beginning; begin bounded on the East by the property formerly of Ed Darnell and J. N. Richardson; on the South and West by the property formerly of J. N. Richardson and on the North by said highway.

Being the same property conveyed to James Hunter Richardson, by deed of John N. Richardson, dated April 19, 1947, and of record in James City County Deed Book 39, page 24. James H. Richardson died on June 24, 2013, and by his Will devised this property to Ellen Minor Richardson. Ellen Minor Richardson died on

September 10, 2015, and by her Will, she devised this property as part of her residuary estate to the Grantors herein and James River Baptist Church. The interest of James H. Richardson and of Ellen Minor Richardson was the entire fee interest. The interest of each Grantor herein is a 1/5 undivided interest, and the aggregate interest contributed to the Grantee by this deed is the full fee simple interest. This parcel is currently assigned a Tax Map Parcel No. of 3640100011 and is referred to as Pt. Oak Grove.

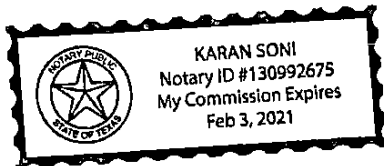
All of the above parcels are conveyed subject to easements, restrictions and conditions of record or on the ground.

Witness the following signatures and seals:

Beatrice Richardson Gass (SEAL)
BEATRICE RICHARDSON GASS

STATE OF Texas
CITY/COUNTY OF Harris

I, the undersigned authority, do hereby certify that Beatrice Richardson Gass, whose name is signed to the foregoing instrument dated October 10, 2017, has acknowledged the same before me in my jurisdiction this 15th day of November, 2017.

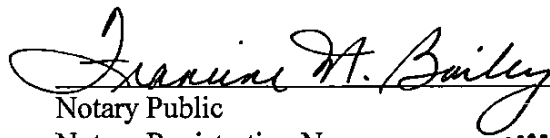


[Signature]
Notary Public
Notary Registration No.
My Commission Expires:

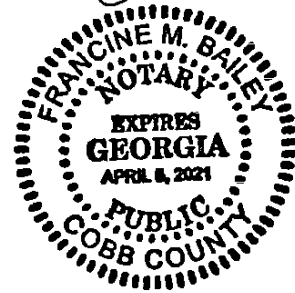
 (SEAL)
JAMES HUNTER RICHARDSON, JR.

STATE OF GEORGIA
CITY/COUNTY OF FULTON

I, the undersigned authority, do hereby certify that James Hunter Richardson, Jr., whose name is signed to the foregoing instrument dated October 10, 2017, has acknowledged the same before me in my jurisdiction this 28th day of NOVEMBER, 2017.



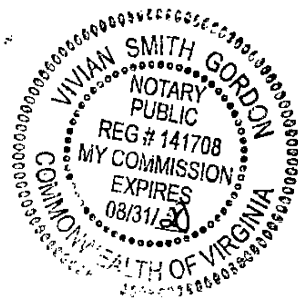
Notary Public
Notary Registration No.
My Commission Expires:



John W. Richardson (SEAL)
JOHN WILLIAM RICHARDSON

STATE OF Virginia
CITY/COUNTY OF Henrico

I, the undersigned authority, do hereby certify that John William Richardson, whose name is signed to the foregoing instrument dated October 10, 2017, has acknowledged the same before me in my jurisdiction this 17 day of November, 2017.



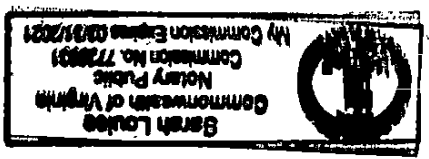
Juan Smith Gordon
Notary Public
Notary Registration No. # 141708
My Commission Expires: 8/31/2020

Richard Hugh Richardson (SEAL)
RICHARD HUGH RICHARDSON

STATE OF Virginia
CITY/COUNTY OF Richmond

I, the undersigned authority, do hereby certify that Richard Hugh Richardson, whose name is signed to the foregoing instrument dated October 10, 2017, has acknowledged the same before me in my jurisdiction this 16th day of November, 2017.


Garth Louise
Notary Public
Notary Registration No. 7736931
My Commission Expires: 03-31-2021

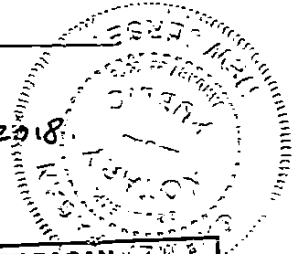


Virginia Gale Richardson Pullen (SEAL)
VIRGINIA GALE RICHARDSON PULLEN

STATE OF New Jersey
CITY/COUNTY OF Bergen

I, the undersigned authority, do hereby certify that Virginia Gale Richardson Pullen, whose name is signed to the foregoing instrument dated October 10, 2017, has acknowledged the same before me in my jurisdiction this 22nd day of November, 2017.


Notary Public Carmen Pagan.
Notary Registration No. 2429076.
My Commission Expires: Jan. 22, 2018.



CARMEN PAGAN
Notary Public
State of New Jersey
My Commission Expires Jan. 22, 2018
I.D.# 2429076

INSTRUMENT 180000907
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
January 16, 2018 AT 09:17 AM
MONA A. FOLEY, CLERK
RECORDED BY: RJG