

Returned to: 11111 11111
226 The Main
Williamsburg, VA
23185

TAX MAP: 2210100057
2210100058
2220100087

CONSIDERATION: \$3,500.00

CLR200007274
PREPARED BY & RETURN TO:
M. Anderson Bradshaw, P.C.
P.O. Box 456
Toano, Virginia 23168
VSB# 16424

THIS **DEED OF EASEMENT** is made this 12th day of May, 2020, by and between **LESLIE D. WILLIAMS** and **NORMA V. WHITE**, referred to as the Grantors, and **J. PAYTEN HARCUM**, referred to as the Grantee. *3183 Chickahominy, Toano, VA 23168*

Whereas, the Grantors are the owners of a parcel of land in James City County, Virginia, briefly described as 1 acre, Willie Taylor, Sarah Jones Tract, by virtue of a deed of gift dated July 11, 1995, recorded at James City County Deed Book 748, page 764, and the death of Louise R. Martin without a Will, survived by her only child, Leslie D. Williams, as her sole heir at law, incorrectly identified as Louise D. Williams on a Real Estate Affidavit dated June 21, 2011, recorded as James City County Instrument No. 110014146, and

Whereas, the Grantee is the owner of two adjacent parcels of land, one lying to the southeast of the land of the Grantors, not fronting on a public road and briefly described as 1 acre, Sarah Jones, formerly James A. Taswell, Jr., by virtue of a deed recorded as James City County Instrument No. 140014859, and one extending a narrow width along the southwest side of the property and briefly described as 62.8 acres, E. Rae and Phoebe Harcum, by virtue of a deed recorded as James City County Instrument No. 140007057, and

Whereas, the Grantors have agreed to grant an easement along the southwest side of their property for the benefit and use of both adjacent parcels of the Grantee.

Now, therefore, witnesseth:

That for and in consideration of the sum of Three Thousand, Five Hundred and 00/100 Dollars, paid by the Grantee to the Grantors, the receipt and sufficiency of which is acknowledged, the Grantors do hereby GRANT and CONVEY unto the Grantee, with General Warranty of Title, a PERPETUAL, NON-EXCLUSIVE easement appurtenant, for ingress, egress and utilities, FOURTEEN (14) feet in width extending from Virginia State Highway 631 (Chickahominy Road) along the entire southwest boundary of the property of the Grantors (designated "PARCEL 57") as more particularly shown on a plat of survey entitled, "SURVEY FOR J. PAYTEN HARCUM, JAMES CITY COUNTY, VIRGINIA" which survey is dated January 24, 2020, was made by John F. Haile, Land Surveyor, and a copy of which is recorded

with this deed of easement, and on which plat the easement is labeled "PROPOSED ACCESS AND UTILITY EASEMENT (14' WIDTH)".

This easement shall be appurtenant to, and for the benefit of, both adjacent parcels of the Grantee or any parts thereof. The Grantee shall have the right to improve the easement at his own expense.

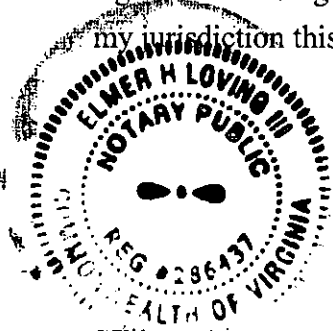
WITNESS the following signatures and seals:

Leslie D. Williams (SEAL)
LESLIE D. WILLIAMS

Norma V. White (SEAL)
NORMA V. WHITE

STATE OF VIRGINIA
CITY/COUNTY OF James City

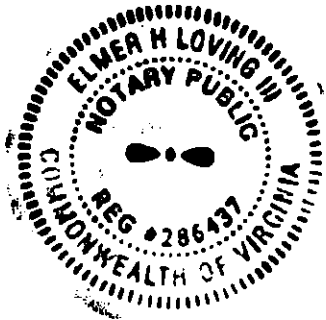
I, the undersigned authority, do hereby certify that Leslie D. Williams, whose name is signed to the foregoing instrument dated May 12, 2020, has acknowledged the same before me in my jurisdiction this 15th day of May, 2020.



Elmer H. Loving III
Notary Public
Notary Registration No. 286437
My Commission Expires: May 31, 2020

STATE OF VIRGINIA
CITY/COUNTY OF James City

I, the undersigned authority, do hereby certify that Norma V. White, whose name is signed to the foregoing instrument dated May 12, 2020, has acknowledged the same before me in my jurisdiction this 15th day of May, 2020.



Elmer H. Loving III
Notary Public
Notary Registration No. 286437
My Commission Expires: May 31, 2020

200007274

Large/Small Plat(s) Recorded
herewith as # 200007274

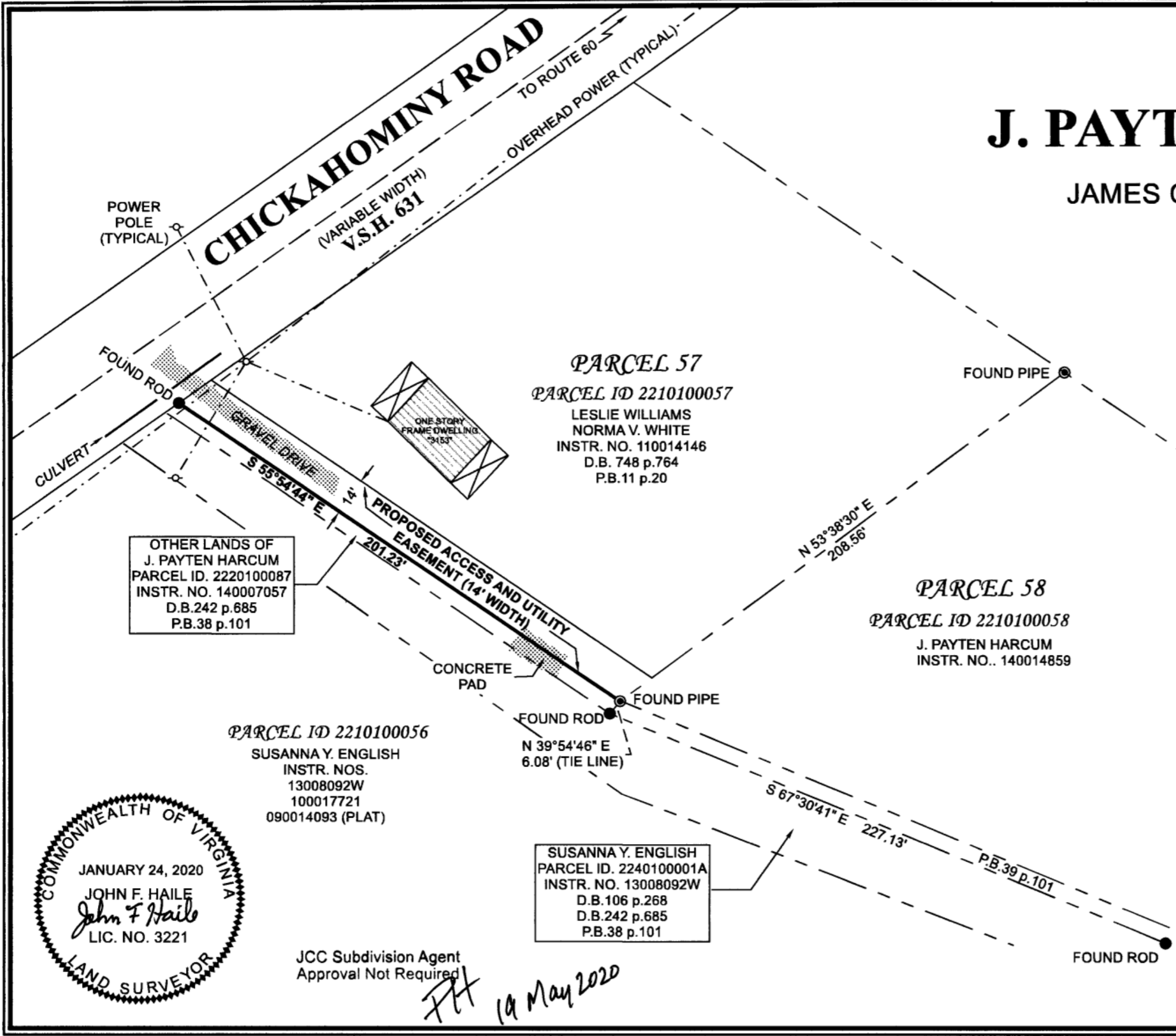
City of Williamsburg & County of James City
Circuit Court: This PLAT was recorded on
May 21, 2020
at 11:09 AM PM, PB PG
Document # 200007274
MONA A. FOLEY, CLERK
Mona A. Foley, Clerk

SURVEY FOR

J. PAYTEN HARCUM

JAMES CITY COUNTY, VIRGINIA

MAGNETIC MERIDIAN 2020



NOTES:

- 1) THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- 2) CURRENT OWNERS: LESLIE WILLIAMS
NORMA V. WHITE
INSTR. NO. 110014146
D.B. 748 p.764
P.B.11 p.20
- 3) THE SOLE PURPOSE OF THIS DRAWING IS TO SHOW THE PROPOSED ACCESS AND UTILITY EASEMENT 14 FEET IN WIDTH RELATIVE TO THE BOUNDARIES OF PARCEL 57. NO OTHER PURPOSE IS IMPLIED OR INTENDED.

OTHER LANDS OF
J. PAYTEN HARCUM
PARCEL ID. 2220100087
INSTR. NO. 140007057
D.B.242 p.685
P.B.38 p.101

PARCEL ID 2210100056
SUSANNA Y. ENGLISH
INSTR. NOS.
13008092W
100017721
090014093 (PLAT)

SUSANNA Y. ENGLISH
PARCEL ID. 2240100001A
INSTR. NO. 13008092W
D.B.106 p.268
D.B.242 p.685
P.B.38 p.101



JCC Subdivision Agent
Approval Not Required

JFH
19 May 2020

EASTERN LAND SURVEYING LLC

1242 SHARON ROAD, SUITE 200
KING WILLIAM, VA 23086 PHONE 804-445-6555

TPC NO: 2020-1	SCALE: 40 Ft/In
JOB NO: 100	FILE NO: 5
PARCEL ID: 2210100057	DATE: JANUARY 24, 2020