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THIS DEED, made this 24th day of February, 1998, by and between ELIZABETH L. FRANCIS, individually and sole director as Trustee in liquidation of NEW WORLD LAND COMPANY, LIMITED, a Virginia corporation in dissolution, and as Executrix of the Estate of Gilbert W. Francis, deceased, party of the first part, hereinafter referred to as Grantor; and JOSEPH S. ALTMAN, party of the second part, hereinafter referred to as Grantee, whose mailing address is 2901 Greensprings Road, Williamsburg, Virginia 23185.

WHEREAS, NEW WORLD LAND COMPANY, LIMITED, was dissolved pursuant to Section 13.1-752 of the Code of Virginia, as amended; and

WHEREAS, pursuant to the Code of Virginia, the sole Director is now Trustee in Dissolution of the said Corporation, and desires to execute such instruments as may be necessary and incidental to concluding the affairs of the Trustee of the aforesaid Corporation in dissolution;

W I T N E S S E T H :

That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration, all of which is cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby GIVE, QUITCLAIM, RELEASE and CONVEY unto the Grantee, any and all right, title and interest she may possess in and to the following described real estate, to wit:

All that certain lot, piece, or parcel of land situated in Jamestown District, James City County, Virginia, lying on the westerly side of State Route 614, containing 0.5 Acres, more or less, and being more particularly described as follows: Beginning at a stone marker in a drainage ditch at the conjunction of the property herein conveyed with St. George's Farm, the property of Philip Murray, on the right-of-way on the westerly side of the aforementioned State Route 614, thence south 53 degrees 47 minutes West, along the boundary line of the property herein conveyed and of the aforementioned St. George's Farm, the distance of 300.65 feet to a point; thence at an angle of 90 degrees from the aforementioned boundary line, North 36 degrees 15 minutes West, the distance of 70.0 feet to a point; thence North 53 degrees 47 minutes East, the distance of 322.29 feet to a point on the right-of-way of the aforementioned State Route No. 614; thence along the right-of-way of the State Route 614 South 19 degrees 02 minutes East, the distance of 73.27 feet, to the point of beginning.

This conveyance is made expressly subject to any and all easements, conditions, restrictions and agreements of record insofar as the same may lawfully affect the property herein conveyed.

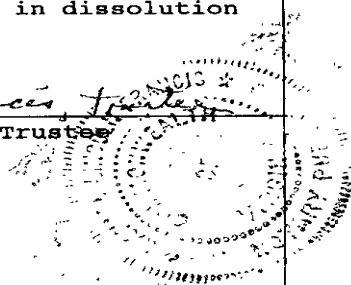
Being the same property as that conveyed to NEW WORLD LAND COMPANY, LIMITED, a Virginia corporation, by Deed dated April 30, 1957, of record in the Clerk's Office of James City County, Virginia, in Deed Book 61, page 123.

To have and to hold the above described parcel of land, together with the privileges and appurtenances thereunto belonging or in anywise appertaining, unto JOSEPH S. ALTMAN, his heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF, NEW WORLD LAND COMPANY, LIMITED, a Virginia corporation in dissolution, has caused its corporate name to be hereunto signed by the sole member of its Board of Directors, as Trustee in dissolution.

NEW WORLD LAND COMPANY, LIMITED  
A Virginia corporation in dissolution

Elizabeth L. Francis, Trustee  
ELIZABETH L. FRANCIS, Trustee



STATE OF VIRGINIA

CITY/COUNTY OF Southampton, to-wit:

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of March, 1998, by Elizabeth L. Francis, Trustee.

[Signature]  
Notary Public

My Commission Expires: 3-31-99

This document was prepared by:  
Gene C. Griffin, Esquire  
1113-A Old Colony Lane  
Williamsburg, Va 23185

Virginia: City of Williamsburg and County of James City, to Wit:  
In the Office of the Circuit Court for the City of Williamsburg and County of  
James City, this 16 day of March 1998  
The foregoing instrument presented with the certificate annexed and admitted to record  
at 9:06 o'clock. The taxes imposed by Sect. 58-54 (a) and (b) of the code  
have been paid.  
STATE TAX                      LOCAL TAX                      ADDITIONAL TAX  
\$ 20.25                      \$ 6.75                      \$ 13.50  
Teste Helena S. Ward, Clerk  
By: [Signature]  
Deputy Clerk

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