

980014521

## DEED OF GIFT

THIS DEED OF GIFT, made this 3rd day of August, 1998, by and between EVANGELINE HAWKINS, unmarried, party of the first part, hereinafter called the Grantor, and EVANGELINE HAWKINS, 2808 Chickahominy Road, Toano, Virginia 23168, and GWENDOLYNN ROSS, 473 Park Avenue, 3rd Floor, Patterson, New Jersey 07504, parties of the second part, hereinafter called the Grantees.

WHEREAS, MARIAN TAYLOR (HAWKINS) died in 1986, leaving the herein described property to Evangeline Hawkins, and

WHEREAS, EVANGELINE HAWKINS is desirous of giving a joint interest to her daughter, Gwendolynn Ross;

### WITNESSETH:

The Grantor does hereby give, grant and convey to the Grantees, as joint tenants with the right of survivorship, any and all of her right, title and interest in and to the following described real property, to-wit:

All that certain lot, piece or parcel of land, situate, lying and being in Powhatan District, James City County, Virginia, known and designated by the Lot 2A, containing 0.7733 acres, more or less, by survey, and being more particularly shown, set up and described on that certain plat entitled "Survey Of Property To Be Conveyed From The Zelus Taylor Estate To W. I. And Elizabeth Hawkins, 2.031 Ac. ± Situated In Powhatan District, James City County, Virginia," dated September 12, 1977, revised November 18, 1977, made by Deward M. Martin & Associates, Inc., Engineers, Planners, and Surveyors, which said plat is duly of record in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia, in Deed Book 183, page 589, to which reference is here made.

To include a right of way for ingress and egress in common with others as shown and designated as "50R/W" on the aforementioned plat. Subject to the restrictions and reservations regarding the road as set forth under "NOTE" on said plat.

AUG-5 1998 0012

Being a portion of the property conveyed to Marian F. Taylor, femme sole, by Deed dated November 18, 1974 from Lucy Ann Taylor Meekins, widow, et als, of record in the aforesaid Clerk's Office in Deed Book 162, page 521.

WITNESS the following signature and seal:

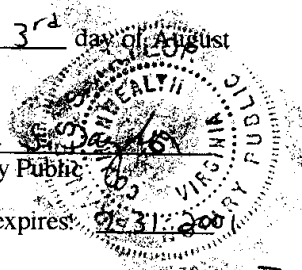
Evangeline Hawkins (SEAL)  
EVANGELINE HAWKINS, Grantor

COMMONWEALTH OF VIRGINIA  
NOTARY AT LARGE, to-wit:

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of August 1998, by Evangeline Hawkins.

Frances S. Taylor  
Notary Public

My commission expires: 9-31-2001



Prepared by:  
Frances S. Taylor, Attorney at Law  
151 Devon Road  
Williamsburg, VA 23188

AUG-58 0013

At \_\_\_\_\_ in the County of \_\_\_\_\_ and State of \_\_\_\_\_  
I, \_\_\_\_\_, Clerk of the Circuit Court of the  
City of \_\_\_\_\_ and County of James City the  
County of \_\_\_\_\_, 1998. This Deed was  
presented to me for record at \_\_\_\_\_ o'clock  
on the \_\_\_\_\_ day of \_\_\_\_\_, 1998. I have read the  
contents of the same and find it to be in accordance with the  
law and the facts of the case. I have signed and sealed  
this instrument and have caused it to be recorded in the  
office of the Clerk of the Circuit Court of the  
City of \_\_\_\_\_ and County of James City the  
County of \_\_\_\_\_, 1998.  
Teste: Frances S. Ward, Clerk  
by Frances S. Ward  
Deputy Clerk

THIS DEED IS EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTION 58.1-810(3) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED.