

980 000546



PROFFERS

THESE PROFFERS are made as of this 4th day of December, 1997, by Majorie A. Gray, individually and as attorney in fact for the individuals listed on the signature page of these Proffers (together with their successors and assigns, the "Owner").

RECITALS

A. Owner is the owner of certain real property (the "Property") in James City County, Virginia containing approximately 5.67 acres and being more particularly described on Exhibit A attached hereto and made a part hereof.

B. The Property is now zoned R-8 and is designated Mixed Use on the County's Comprehensive Plan Land Use Map. Owner has applied for a rezoning of the Property to B-1, General Business, with proffers. Owner has submitted to the County a conceptual plan entitled "Gray Property Conceptual Plan" prepared by AES Consulting Engineers and dated 7/3/97 (the "Conceptual Plan").

C. Owner desires to offer to the County certain conditions on the development of the Property not generally applicable to land zoned B-1.

NOW, THEREFORE, for and in consideration of the approval of the requested rezoning, and pursuant to Section 15.1-491.2:1 of the Code of Virginia, 1950, as amended, and Section 20-18 of the County Zoning Ordinance, Owner agrees that it shall meet and

JAN 13 88 0209

comply with all of the following conditions in developing the Property. If the requested rezoning is not granted by the County, these Proffers shall be null and void.

CONDITIONS

1. Greenbelt. (a) The Owner shall designate a greenbelt buffer of 30 feet in width measured from the future right-of-way of Route 615 (designated as 45 feet from the existing centerline of Route 615) across the Property's Route 615 frontage. The greenbelt buffer shall remain undisturbed, except for landscaping, entrances/exits, sidewalks, utilities, drainage and stormwater improvements, pedestrian/bicycle trails and signs shown on the approved site plan.

2. Architectural. The office buildings and the mini-storage office on the Property shall be of harmonious and/or uniform architectural design and color scheme as determined by the Director of Planning. Owner shall design the office buildings and the mini-storage office within the Property in a manner compatible with the architectural styles of the office development across Route 615 at the Five Forks area. Owner shall submit to the Director of Planning with each site plan for office development or for the mini-storage office within the Property conceptual architectural plans, including architectural elevations, proposed building materials and colors, for the buildings shown on the site plan for the Director of Planning to review and approve for consistency with the intent of this Proffer. Final architectural plans shall be consistent with the

JAN 13 1988 02 10

approved conceptual plans. The intent of this Proffer is to insure the office buildings and the mini-storage office building constructed on the Property are of high quality and are compatible with (but not necessarily of the same design as) surrounding office development, including the former high school building and teacherage, and to reduce the visual impact from Route 615 of the mini-storage buildings.

3. Landscaping. Enhanced landscaping (as defined below) shall be provided within the 30' greenbelt buffer along Route 615 and in the area between the office development and the mini-storage development on the Property as shown on the Conceptual Plan. The enhanced landscaping shall be shown on the site plan for development within this portion of the Property and shall be subject to the approval of the Development Review Committee. As used herein "enhanced landscaping" means landscaping that exceeds the numerical requirements of the Landscaping Ordinance by at least 25%, with credit given for the preservation of existing trees in accordance with the Landscaping Ordinance.

4. Entrance Locations. There shall be one full service (i.e. allowing both entering and exiting traffic) entrance into the Property unless otherwise approved by the Director of Planning and such entrance shall be located generally across from Powhatan Springs Road as shown on the Conceptual Plan and shall be a shared entrance with the adjoining property to the south. The second access from the Property onto Route 615 shown on the Conceptual Plan shall be (i) an exit only, (ii) shall allow only

right turns onto Route 615, (iii) subject to the approval of the Virginia Department of Transportation ("VDOT"), (iv) shall be located generally as shown on the Conceptual Plan and (v) shall be installed only if a VDOT approved traffic study finds the entrance is necessary to alleviate unacceptable levels of service at the main entrance.

5. Entrance Signage. The sign at the main entrance to the Property shall be a monument type sign and shall be approved by the Director of Planning before a sign permit is issued.

6. Traffic Study and Road/Intersection Improvements. The County shall not be obligated to approve any site plans for development on the Property until Owner shall have submitted to the County a Traffic Impact Study for the development of the Property and the Traffic Impact Study shall have been approved by the Director of Planning and VDOT. The Traffic Study shall set forth the recommended road and intersection improvements on and adjacent to the Property based on the full build out of the Property as shown on the Conceptual Plan. The County shall not be obligated to issue certificates of occupancy for buildings on the Property until the road and intersection improvements, if any, that the approved Traffic Impact Study recommends to serve the approved development on the Property have been (i) constructed or (ii) their construction has been started and completion bonds acceptable to the County Attorney posted with the County or (iii) completion bonds acceptable to the County Attorney posted with the County. At such time, if any, as VDOT

JAN 13 8 02 12

widens Route 615 to a four lane road adjacent to the Property, Owner shall install or cause to be installed contemporaneously with construction of the widening project curb and gutter, including necessary drainage improvements, in accordance with VDOT standards and as approved by VDOT in the approved plans for the widening project.

7. Development Limitations. Until such time as the commencement of construction of the office buildings shown on the Conceptual Plan, the sites for such office buildings shall remain undisturbed and in their natural states, provided that Owner may construct the parking lot shown on the Conceptual Plan at the time of construction of the first office building constructed. The mini-storage buildings on the Property shall have building footprints of no more than 40,000 square feet. Owner shall construct at least the exterior shell of all 12,000 square feet of office building at or before the time of construction of the mini-storage buildings.

8. Sidewalk. A four foot wide sidewalk shall be installed by Owner across the Route 615 frontage of the Property.

9. Conceptual Plan. The Property shall be developed generally in accordance with the Conceptual Plan showing 12,000 square feet of office development and 40,000 square feet of building footprint for the mini-storage buildings, with such minor changes as the Development Review Committee determines does not change the basic concept or character of the development.

10. Lighting. All exterior light fixtures on the Property

JAN 13 02 13

shall have recessed fixtures with no lens, bulb, or globe extending below the casing.

11. Severability. Each Condition, or portion thereof is severable. The invalidity of any particular Condition, or portion thereof, shall not effect the validity of the remaining conditions, or portions thereof.

12. Definitions. All terms used herein and defined in the County Zoning Ordinance shall have the meaning set forth therein unless otherwise specifically defined herein.

JAN 13 88 02 14

WITNESS the following signature and seal:

Marjorie A Gray

Marjorie A. Gray,
individually and as attorney
in fact for the persons listed
below:

Barbara Goddard
Doris Brown
Ethel Greenhow
Phil S. Armstead, Sr.
John Armstead
Bing C. Armstead
Glen A. Armstead
Paul Armstead
Clyde Armstead, Jr.
Alvin Armstead

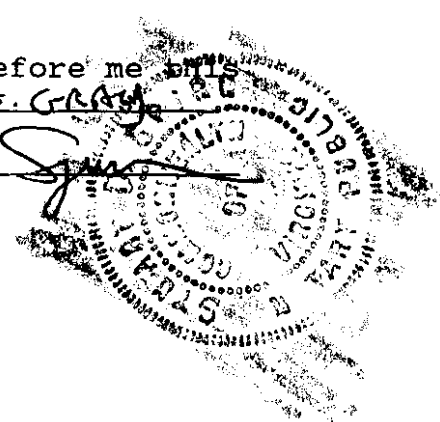
Clayton Armstead
Michael Armstead
Bonnie Johnson
Pamela Hicks
Jackie Qualls
Joyce Facendo
Willette James
~~Eunice Cause~~
Carmen Armstead
Vivian Armstead

JAN 13 88 0215

STATE OF VIRGINIA
CITY/COUNTY OF James City, to-wit:

4th day of December, 1997, by Marjorie A. Gray

[Signature]
NOTARY PUBLIC



My commission expires:
9/30/2000.

Prepared by:
Vernon M. Geddy, III, Esquire
Geddy, Harris & Geddy
516 South Henry Street
Williamsburg, VA 23185

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Barbara R. Goddard, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 29 DAY OF October, 1997.
(insert month)

Barbara R. Goddard (SEAL)
Barbara R. Goddard

COMMONWEALTH OF VIRGINIA
City/County of Stafford / SCC, to wit:

I, Amanda S. Whitney, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Barbara R. Goddard, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 29 day of October, 1997.

My Commission expires: 2-28-99

(affix notary seal here)

Amanda S. Whitney
NOTARY PUBLIC

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

JAN 13 8 02 16

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Doris Brown, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 27th DAY OF

October, 1997.

(insert month)

Doris Brown (SEAL)
Doris Brown

COMMONWEALTH OF VIRGINIA
City/County of Williamsburg, to wit:

I, Daryl C. Wynne, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Doris Brown, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 27th day of October, 1997.

My Commission expires: 4/30/99

(affix notary seal here)

Daryl C. Wynne
NOTARY PUBLIC

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

JAN 13 8 02 17

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Ginger Ethel Greenhow [also known as Ethel Greenhow], have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 29th DAY OF October, 1997.

(insert month)

Ginger Ethel Greenhow (SEAL)
Ginger Ethel Greenhow
[also known as Ethel Greenhow]

JAN 13 02 18

COMMONWEALTH of VIRGINIA
City/County of James City, to wit:

I, Kimberly G. Lowery, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Ginger Ethel Greenhow [also known as Ethel Greenhow], whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 29th day of October, 1997.

My Commission expires: 12-31-01

(affix notary seal here)

Kimberly G. Lowery
NOTARY PUBLIC

SPORN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Phil S. Armstead, Sr., have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 31 DAY OF October, 1997.

(insert month)

Phil S. Armstead, Sr. (SEAL)
Phil S. Armstead, Sr.

JAN 13 8 02 19

COMMONWEALTH OF VIRGINIA
City/County of Williamsburg, to wit:

I, Johnella P. Carter, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Phil S. Armstead, Sr., whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 31 day of October, 1997.

SPERN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

My Commission expires:
(affix notary seal here)

Johnella P. Carter
NOTARY PUBLIC

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, John W. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS _____ DAY OF

11-4- 1997.
(insert month)

John W. Armstead Sr. (SEAL)
John W. Armstead

JAN 13 98 0220

COMMONWEALTH OF VIRGINIA
City/County of James City, to wit:

I, _____, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that John W. Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 4 day of November, 1997.

SPIRN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

My Commission expires:
My Commission Expires October 31, 2001
(affix notary seal here)

Leri Hazelwood
NOTARY PUBLIC

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Bing C. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 31ST DAY OF

OCTOBER, 1997.

(insert month)

Bing C. Armstead (SEAL)
Bing C. Armstead

COMMONWEALTH OF VIRGINIA

City/County of YORK, to wit:

I, ANITA A. SAMUEL, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Bing C. Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 31ST day of OCTOBER, 1997.

My Commission expires: 11/30/99

(affix notary seal here)

Anita A. Samuel
NOTARY PUBLIC

SPORN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

JAN 13 8 02 AM '98

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Glen A. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 3 DAY OF November, 1997.

(insert month)

Glen A. Armstead (SEAL)
Glen A. Armstead

JAN 13 8 02 22 '97

STATE OF GEORGIA

~~City~~/County of DEKALB, to wit:

I, Ronald G Mason, a duly authorized officer having powers of a notary public, in the State of Georgia, for the jurisdiction aforesaid, do certify that Glen A. Armstead, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 3 day of November, 1997.

My Commission expires:

(affix notary seal here)

Ronald G Mason
NOTARY PUBLIC

Notary Public, DeKalb County, Georgia
My Commission Expires Feb. 26, 2000

SPORN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Paul Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 26 DAY OF

November, 1997.

(insert month)

Paul Armstead

(SEAL)

Paul Armstead

State of PENNSYLVANIA

City/County of Philadelphia, to wit:

I, IRVING I. BOHM, a duly authorized officer having powers of a notary public, in the State of Pennsylvania, for the jurisdiction aforesaid, do certify that Paul Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 26 day of November, 1997.

My Commission expires: 9-7-99

Irving I. Bohm

NOTARY PUBLIC

(affix notary seal here)

NOTARIAL SEAL
IRVING I. BOHM, Notary Public
City of Philadelphia, Phila. County
My Commission Expires Sept. 7, 1998

JAN 13 02 23

SPIRN, TARLEY, ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Clyde Jr. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 3rd DAY November, 1997.

(insert month)

Clyde Jr. Armstead (SEAL)
Clyde Jr. Armstead

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13
8
0224

COMMONWEALTH OF VIRGINIA
City/County of James City, to wit:

I, Julia A. Brown, a duly authorized officer having powers of a notary public, in the State of VIRGINIA, for the jurisdiction aforesaid, do certify that Clyde Jr. Armstead, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 3rd day of November, 1997.

My Commission expires: April 30, 1998

(affix)

Julia A. Brown
NOTARY PUBLIC

SPIN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281



SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Alvin Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 19th DAY OF November, 1997.
(insert month)

Alvin Armstead (SEAL)
Alvin Armstead

JAN 13 02 25

COMMONWEALTH of VIRGINIA
City/County of James City, to wit:

I, Eula W. Radcliffe, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Alvin Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 19th day of November, 1997.

My Commission expires: May 31, 1999
Eula W. Radcliffe
(affix notary seal here) NOTARY PUBLIC

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Clayton J. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 3 DAY OF

November 1997.

(insert month)

[Signature] (SEAL)
Clayton J. Armstead

JAN 13 88 0226

COMMONWEALTH of VIRGINIA
City/County of Williamsburg, to wit:

I, Shelley L. Fischer, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Clayton J. Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 3rd day of November, 1997.

My Commission expires:
4-16-98
(affix notary seal here)

[Signature]
NOTARY PUBLIC

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Michael A. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 24 DAY OF

November, 1997.

(insert month)

Michael A. Armstead (SEAL)
Michael A. Armstead

JAN 13 1998 0227

State of NORTH CAROLINA
City/County of Stanley to wit:

I, Vivian J. Pate, a duly authorized officer having powers of a notary public, in the State of North Carolina, for the jurisdiction aforesaid, do certify that Michael A. Armstead, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 24 day of November, 1997.

My Commission expires January 27, 2002
Vivian J. Pate
NOTARY PUBLIC

(affix notary seal here)

SPORN, TARLEY, ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Bonnie Johnson, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 4 DAY OF NOV, 1997.

(insert month)

Bonnie Johnson (SEAL)
Bonnie Johnson

JAN 13 1998 0228

COMMONWEALTH OF VIRGINIA
City/County of York, to wit:

I, Allison C. Williams, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Bonnie Johnson, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 4th day of November, 1997.

My Commission expires:

12-31-2001

(affix notary seal here)

Allison C. Williams

NOTARY PUBLIC

SPERN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Pamela A. Hicks, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 30 DAY OF

October, 1997.

(insert month)

Pamela A. Hicks (SEAL)
Pamela A. Hicks

STATE OF NORTH CAROLINA

City/County of Cumberland, to wit:

I, Jay Roberts, a duly authorized officer having powers of a notary public, in the State of North Carolina, for the jurisdiction aforesaid, do certify that Pamela A. Hicks, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 30 day of October, 1997.

My Commission expires: 12-7-97

(affix notary seal here)

Jay Roberts
NOTARY PUBLIC

JAN 13 88 02 28

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Jackie Quarles Prather, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 03 DAY OF NOVEMBER, 1997.

(insert month)

Jackie Quarles Prather (SEAL)
Jackie Quarles Prather

JAN 13 88 0230

COMMONWEALTH OF VIRGINIA
City/County of YORK, to wit:

I, CARLA M. PINTO, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Jackie Quarles Prather, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 03 day of NOVEMBER, 1997.

My Commission expires: MAY 31, 2000
(affix notary seal here)

Carla M. Pinto
NOTARY PUBLIC

SPIRN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Joyce Facendo, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 05th DAY OF

November, 1997.

(insert month)

Joyce Facendo (SEAL)
Joyce Facendo

JAN 13 88 02 31

STATE of NEW YORK
City/County of Westchester, to wit:

I, Joyce Facendo, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Joyce Facendo, whose names is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 05th day of November, 1997.

My Commission expires: 12/2/98

(affix notary seal here)

Colleen M. Eberle
NOTARY PUBLIC

NOTARY PUBLIC

Colleen M. Eberle
Notary Public State of New York
Westchester County
01EB5068780
My Commission Expires 12/02/98

SPERN, TARLEY,
ROBINSON & TARIHY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Willnette James, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 5th DAY OF NOV, 1997.

(insert month)

Willnette James (SEAL)
Willnette James

JAN 13 88 0232

COMMONWEALTH OF VIRGINIA

City/County of York, to wit:

I, Allison C. Williams, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Willnette James, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 5 day of NOV, 1997.

My Commission expires:

12-31-2001

(affix notary seal here)

Allison C. Williams
NOTARY PUBLIC

SPURN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Carmen Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 29 DAY OF

OCTOBER

1997.

(insert month)

Carmen Armstead (SEAL)
Carmen Armstead

JAN 13 8 02 3 1997

STATE OF MARYLAND

City/County of HARFORD, to wit:

I, CHARLES GUSTAVE, a duly authorized officer having powers of a notary public, in the State of Maryland, for the jurisdiction aforesaid, do certify that Carmen Armstead, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 29 day of OCTOBER, 1997.

My Commission expires:

5/3/99

(affix notary seal here)

Charles Gustave
NOTARY PUBLIC

CHARLES GUSTAVE
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires May 3, 1999

SPORN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

SPECIAL POWER OF ATTORNEY

KNOW ALL PERSONS BY THESE PRESENTS:

That I, Vivian L. Armstead, have made, constituted, and appointed, and by those present do hereby make, constitute, and appoint Marjorie A. Gray, as my true and lawful attorney-in-fact, for me in my name, place and stead to execute, sign, seal, acknowledge and deliver any and all documents necessary, customary, and required to transfer, pledge or assign, for said attorney in fact to sign any and all documents necessary to transfer ownership of said parcel and close for that certain property described on the attached Schedule A, including but not limited to Deed of Bargain and Sale, settlement statements HUD-1, as well as any and all miscellaneous documentation requiring our signatures as owners of said property as may be required, from the date herein until revoked by a document signed by the parties whose signatures are affixed hereto in writing; and to do, execute, and perform, all and every other act or acts, thing or things, in law needful and necessary to be done in and about the premises including the satisfaction of any debts, liens or delinquencies due thereon in my name or that of others affecting the title to said property, as fully, largely, and amply, to all intents and purposes whatsoever as I might or could do if acting personally. And I hereby ratify and confirm all lawful acts done by our attorney-in-fact by virtue hereof.

WITNESS THE FOLLOWING SIGNATURES AND SEALS, THIS 27 DAY OF October, 1997.

(insert month)

Vivian L. Armstead (SEAL)
Vivian L. Armstead

JAN 13 88 02 34

COMMONWEALTH of VIRGINIA

City/County of Windsor / Sec, to wit:

I, _____, a duly authorized officer having powers of a notary public, in the State of Virginia, for the jurisdiction aforesaid, do certify that Vivian L. Armstead, whose name is signed to the writing above, bearing date written above, has acknowledged the same before me in my jurisdiction aforesaid, this 27 day of October, 1997.

My Commission expires: 2/21/99

(affix notary seal here)

[Signature]
NOTARY PUBLIC

SPORN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 202
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(804) 229-4281

EXHIBIT "A"

All that certain parcel of land in the present Berkeley Magisterial District [formerly part of Jamestown Magisterial District] of James City County, Virginia, which is a part of what is known as "Pine Hill", and which contains approximately 5.7 acres, more or less, described by metes and bounds on January 29, 1996, as follows:

Commencing with the intersection of the eastern boundary of the right-of Way of Ironbound Road, with the Southern boundary of Baron Woods, as described in Plat Book 48, at page 69, as the point of beginning; Thence easterly with the line of Baron Woods to its intersection with the western boundary of Thomas W. and Maria D. O'Rourke, as described in Deed Book 520 at page 196; Thence southerly with the line of O'Rourke to its intersection with the northern boundary of Elizabeth N. Vaiden, as described in Deed Book 352 at page 219; Thence westerly on the line of Vaiden to the eastern boundary of the right-of-way for Ironbound Road; thence northerly with the right-of way for Ironbound Road to the point of beginning.

Excepting from such metes and bounds that parcel of real estate heretofore conveyed by the said Annie Armstead to Phil Stanley Armistead and Roselee Armistead, husband and wife, by deed of gift, dated August 5, 1970, and recorded in James City County Deed Book 127, at page 432.

Said metes and bounds description of the property to be conveyed herein being a portion of that property conveyed to Annie Armstead [also known as Annie Armistead and Annie B. Armistead] by deed of gift, dated February 19, 1945, by Thomas Armistead, her husband and recorded in James City County Deed Book 36 at page 480. The said Annie B. Armistead having died intestate on October 17, 1978, being survived by the grantors herein who are her heirs at law, or potential heirs-at-law.

JAN 13 1996 02 35

VIRGINIA: City of Williamsburg and County of James City, to Wit:

In the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City the

13 day of Jan, 1996

was present

at 12:29

Test: William S. Ward, Clerk
William S. Ward
Deputy Clerk

Exhibit A

All that certain parcel of land in the present Berkeley Magisterial District [formerly part of Jamestown Magisterial District] of James City County, Virginia, which is a part of what is known as "Pine Hill", and which contains approximately 5.7 acres, more or less, described by metes and bounds on January 29, 1996, as follows:

Commencing with the intersection of the eastern boundary of the right-of Way of Ironbound Road, with the Southern boundary of Baron Woods, as described in Plat Book 48, at page 69, as the point of beginning; Thence easterly with the line of Baron Woods to its intersection with the western boundary of Thomas W. and Maria D. O'Rourke, as described in Deed Book 520 at page 196; Thence southerly with the line of O'Rourke to its intersection with the northern boundary of Elizabeth N. Vaiden, as described in Deed Book 352 at page 219; Thence westerly on the line of Vaiden to the eastern boundary of the right-of-way for Ironbound Road; thence northerly with the right-of way for Ironbound Road to the point of beginning.

Excepting from such metes and bounds that parcel of real estate heretofore conveyed by the said Annie Armistead to Phil Stanley Armistead and Roselee Armistead, husband and wife, by deed of gift, dated August 5, 1970, and recorded in James City County Deed Book 127, at page 432.

SPERN, TARLEY,
ROBINSON & TARLEY
1313 JAMESTOWN ROAD
SUITE 302
POST OFFICE BOX 584
WILLIAMSBURG, VA 23187
(757) 220-4281

Said metes and bounds description of the property to be conveyed herein being a portion of that property conveyed to Annie Armistead [also known as Annie Armistead and Annie B. Armistead] by deed of gift, dated February 19, 1945, by Thomas Armistead, her husband and recorded in James City County Deed Book 36 at page 480. The said Annie B. Armistead having died intestate on October 17, 1978, being survived by the grantors herein who are her heirs at law, or potential heirs-at-law.

COMMONWEALTH OF VIRGINIA



JCCO

Gu

OFFICIAL RECEIPT
WILLIAMSBURG/JAMES CITY COUNTY CIRCUIT
DEED RECEIPT

DATE: 01/13/98 TIME: 12:29:20 ACCOUNT: 830CLR980000546 RECEIPT: 98000000922
CASHIER: CHB REG: WB04 TYPE: OTHER PAYMENT: FULL PAYMENT
INSTRUMENT : 980000546 BOOK: PAGE: RECORDED: 01/13/98 AT 12:29
GRANTOR: GRAY, MAJORIE A EX: N LOC: CO
GRANTEE: JAMES CITY COUNTY EX: N PCT: 100X
AND ADDRESS :

RECEIVED OF : JCCO

DATE OF DEED: 12/04/97

CHECK : \$36.00
DESCRIPTION 1: 5.7 AC PINE HILL

CONSIDERATION:	.00	ASSUME/VAL:	.00	MAP:	
CODE DESCRIPTION		PAID	CODE DESCRIPTION		PAID
301 DEEDS		35.00	145 VSLF		1.00

TENDERED : 36.00
AMOUNT PAID: 36.00
CHANGE AMT : .00

CLERK OF COURT: HELENE S. WARD