

3476

DEED OF BARGAIN AND SALE

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Date of Deed: February 5, 1991

Grantor: THREE CHOPT ESTATES CORP., a Virginia corporation

Grantee: OLDE HERMITAGE ASSOCIATION, INC., a Virginia corporation

Address of Grantee:

WITNESSETH:

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys subject to such matters as are set out herein with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, the real estate described on Schedule A, a copy of which is attached hereto and made a part hereof.

This conveyance is made subject to such conditions, restrictions and easements of record as may legally affect the real estate hereby conveyed.

Words of any gender used in this instrument shall be held to include any other gender, and words in the singular shall be held to include the plural when the sense requires.

IN WITNESS WHEREOF and pursuant to resolutions adopted and recorded in the minute book of the undersigned corporation, which has caused its name to be signed by its duly authorized officer.

THREE CHOPT ESTATES CORP.
a Virginia corporation

By: Somers M. Wilton
SOMERS M. WILTON, President

STATE OF VIRGINIA
CITY/COUNTY OF HENRICO, to-wit:

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The foregoing instrument was acknowledged before me this the 9th day of February, 1991; by Somers M. Wilton, President, on behalf of Three Chopt Estates Corp., a Virginia corporation.

My commission expires: ~~August 31, 1994~~ February 28, 1994

Sarah M. George
Notary Public

SCHEDULE "A"

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ALL those certain parcels of land, containing approximately 5.6 acres, designated as "Common Area" on the subdivision plat of "Olde Hermitage Subdivision", Henrico County, Virginia, prepared by E. D. Lewis and Associates, P.C., Consulting Engineers, Land Surveyors and Planners, Richmond, Virginia, dated February 12, 1988, recorded October 6, 1988, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Plat Book 87, page 98.

BEING a part of the same real estate conveyed to Three Chopt Estates Corp., a Virginia corporation, by deed from Richmond Land Corporation, a Virginia corporation, dated November 24, 1987, recorded November 30, 1987, in the Clerk's Office, Circuit Court, Henrico County, Virginia, in Deed Book 2108, page 1100.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF HENRICO

This Deed was presented, and with the Certificate annexed admitted to record

on FEB 13 1991, at 10:26 o'clock A. M.

State Tax	_____
County Tax	_____
Grantor's Tax (120)	_____
(220-A)	_____
Transfer Fee	<u>1.00</u>
Clerk's Fee	<u>1.00</u>
VSLF 145	<u>1.00</u>
Total	<u>\$ 14.00</u>

Margaret B. Baker
Clerk

Mail to: Mike Kastner