

Order# 929617

Reference No: N/A

Property and Ownership Information			
Name	PENN WYTHE, L.L.C.	Completed Date	09/28/2022
		Index Date	09/20/2022
Property Address	645 Penniman Road, Williamsburg, VA 23185	Report Type	Full Search
APN# / Parcel # / PIN#	4130300025B	County	James City
Title Defect Category			
Alert Note:			

Vesting Information			
Grantee(s)/Deed Owner	PENN WYTHE, L.L.C.	Deed Date	01/14/1998
Grantor / Prior Owner	JAMES D. CARTER, III AND JOHN R. CARTER	Recorded Date	01/21/1998
Instrument#	980000953	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	Deed
Notes			

Chain Of Title 1			
Grantee(s)/Deed Owner	JAMES D. CARTER, II AND JOHN R. CARTER	Deed Date	10/01/1976
Grantor / Prior Owner	BENSCHOTEN & CARTER, INC., A VIRGINIA CORPORATION	Recorded Date	12/22/1976
Instrument#		Book#	173
Consideration (\$)		Page#	1
Sale Price(\$)		Deed Type	DEED OF EXCHANGE
Notes			

Chain Of Title 2			
Grantee(s)/Deed Owner	BENSCHOTEN & CARTER, INC.	Deed Date	03/02/1971
Grantor / Prior Owner	UNITED VIRGINIA BANK OF WILLIAMSBURG, A VIRGINIA BANKING CORPORATION	Recorded Date	03/26/1971
Instrument#		Book#	130
Consideration (\$)		Page#	483
Sale Price(\$)		Deed Type	Deed
Notes			

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Open Mortgages Information

No open mortgages found.

Active Judgments and Liens

No active judgments or liens found.

Property Tax Status

Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel # 4130300025B						
2022	Combined	1st	Due	12/05/2022		1,341.28

Tax Status Disclaimer

Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.

Property Tax Assessment

Parcel #	4130300025B	Annual Tax Amount	1,341.28	
Legal Description				
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2021	99,600.00	223,600.00	0.00	323,200.00

Additional Information

HOA Name:

EASEMENT, 65/223, R: 07/11/1958
 ROAD WIDENING, 110/73, R: 12/23/1976
 CERTIFICATE OF SATISFACTION, 364/419, R: 10/20/1987

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Parcel ID (PIN) 4130300025B
LRSN 803
Property Address: 645 PENNIMAN ROAD
WMSBURG , VA 23185-5338
Subdivision: Magruder View
Owner's Name: PENN WYTHE, LLC
Mailing Address: 645 PENNIMAN RD
WILLIAMSBURG, VA 231855338

General Information

Property Class:	404, Commercial & Industrial	VA Senate District:	26
Zoning:	B1 General Business	VA House District:	69
Zoning (additional):	No Data	Congressional District:	1
Air Approach:	No	Election District:	Roberts
Legal Acreage:	.29	Voting Precinct:	Roberts B
Property Description:	LOT WICKRE STREET (B	Polling Place:	Grace Baptist Church
Primary Service Area:	Yes	Census:	80103
		Protective Active Zone (PAZ):	18A

To confirm utility information please contact JCSA at 757-229-7421

Schools

Elementary School: Laurel Lane
Middle School: Berkeley
High School: Lafayette

Assessment Information

Valuation as of:	January 1, 2020	January 1, 2021	January 1, 2022
Effective for Billing:	July 1, 2020	July 1, 2021	July 1, 2022
Land Value:	\$99,600.00	\$99,600.00	\$99,600.00
Improvement Value:	\$223,600.00	\$223,600.00	\$223,600.00
Total Value:	\$323,200.00	\$323,200.00	\$323,200.00

Ownership History

Previous Owner Name	Sale Date	Sale Price	Doc # or Deed Book/Pg
CARTER, JAMES D III & JOHN R	1/21/1998	\$.00	980000953
No Data	No Data	No Data	No Data
No Data	No Data	No Data	No Data

Improvements

Year Built: 1958
Stories: 1

Approximate Square Footage		Rooms		Construction	
Finished (Above Grade):	3672	Total:	0	Foundation:	No Data
Basement:	No Data	Bedrooms:	No Data	Exterior:	No Data
Attached Garage:	No Data	Full Baths:	No Data	Central A/C:	N
Detached Garage:	No Data	Half Baths:	No Data	Out Buildings:	No Data
Enclosed Porch:	No Data				
Open Porch:	No Data				
Deck:	No Data				

Property Tax Information

Balance Due: \$1,341.28
Calculated as of : 09/28/2022

Year	Install #	Type	Due Date	Tax Amount	Tax Billed*	Penalty Billed	Interest Billed	Tax Paid	Penalty Paid	Interest Paid	Date Paid	Balance Due
2022	1	Tax	12/5/2022	\$1,341.28	\$1,341.28	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	No Data	\$1,341.28
2021	2	Tax	6/6/2022	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/19/2022	\$0.00
2021	1	Tax	12/6/2021	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/22/2021	\$0.00
2020	2	Tax	6/7/2021	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/5/2021	\$0.00
2020	1	Tax	12/7/2020	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/16/2020	\$0.00
2019	2	Tax	6/5/2020	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/18/2020	\$0.00
2019	1	Tax	12/5/2019	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/21/2019	\$0.00
2018	2	Tax	6/5/2019	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/9/2019	\$0.00
2018	1	Tax	12/6/2018	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/19/2018	\$0.00
2017	2	Tax	6/5/2018	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/30/2018	\$0.00
2017	1	Tax	12/5/2017	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/27/2017	\$0.00
2016	2	Tax	6/5/2017	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/22/2017	\$0.00
2016	1	Tax	12/5/2016	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	11/18/2016	\$0.00
2015	2	Tax	6/6/2016	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	5/25/2016	\$0.00
2015	1	Tax	12/7/2015	\$1,357.44	\$1,357.44	\$0.00	\$0.00	\$1,357.44	\$0.00	\$0.00	12/7/2015	\$0.00

*The Tax Billed amount is based on the assessment of the property multiplied by the current tax rate, less any tax relief and/or exemption if applicable

Real estate taxes are assessed on Fiscal Year (July-June) and billed (in arrears) in two installments due December 5th and June 5th of each year.

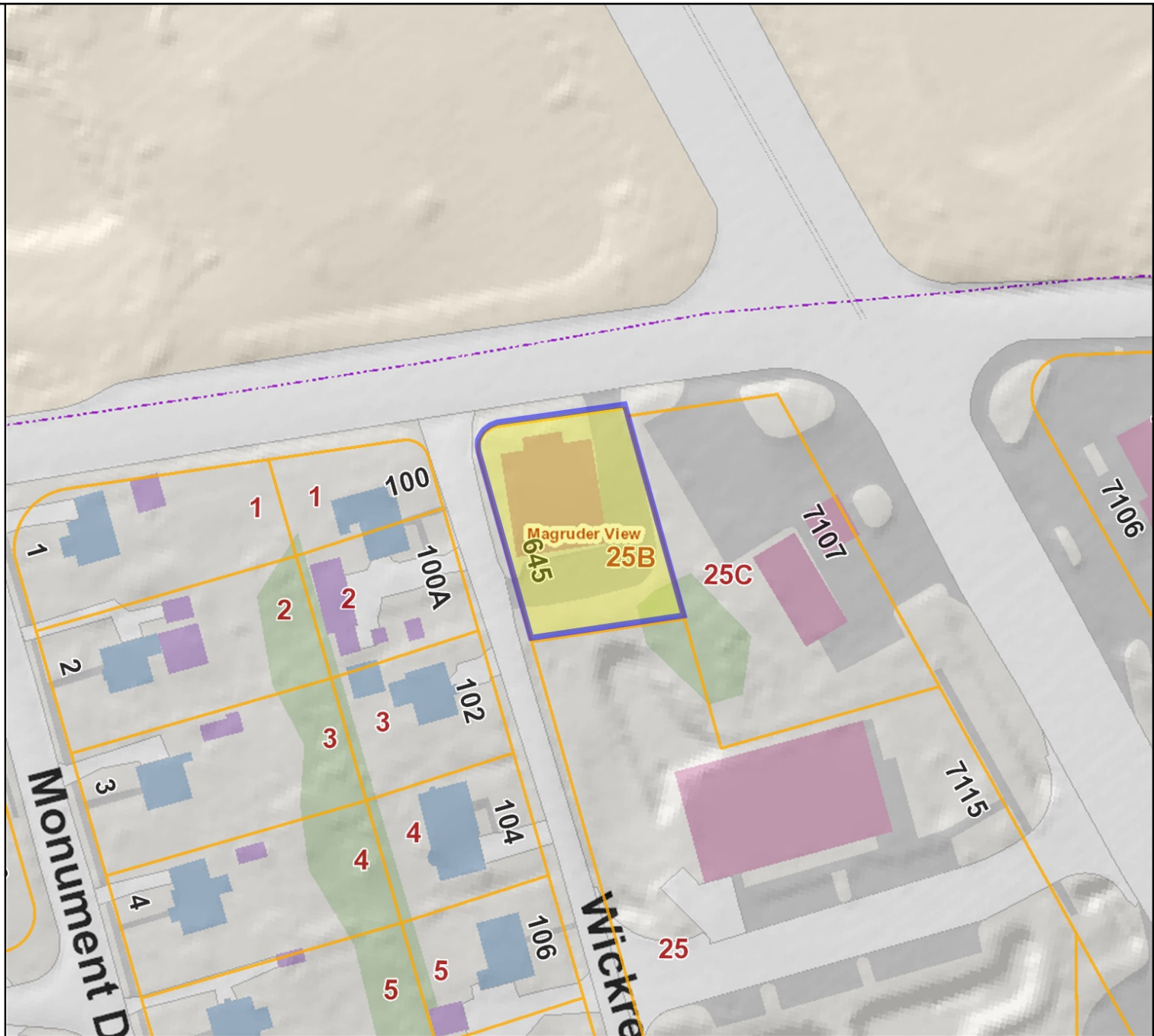
Taxes due December 5th relate to July through December.

Taxes due June 5th relate to January through June.



Legend

Parcels



Title: Parcels

Date: 9/28/2022

Feet
0 25 50 75 100
1:1,128 / 1"=94 Feet

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and James City County is not responsible for its accuracy or how current it may be.

THIS DEED IS EXEMPT FROM RECORDATION TAX PURSUANT TO 58.1-811 (10) OF THE CODE OF VIRGINIA.

THIS DEED, made this 14th day of January 1998, by and between JAMES D. CARTER, III and JOHN R. CARTER, Grantors; and PENN WYTHE, L.L.C. a Virginia limited liability company, grantee; whose address is 645 Penniman Road, Williamsburg, VA 23185.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt whereof is hereby acknowledged at and before the signing, sealing and delivery of these presents, the said Grantors do hereby grant, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantee, the following described property, to wit:

All that certain lot, piece or parcel of land situate in Jamestown District, James City County, Virginia, more particularly set out and shown on a plat of survey entitled "Plat Showing Survey of Parcel of Land Standing in the Name of John Newton and Virgie W. Newton, James City County, Virginia," dated April 14, 1956, made by McManus Mrock & McManus, Civil Engineers, a copy of which is recorded in James City Deed Book 58, page 77, and to which reference is here made, and on which plat the lot hereby conveyed is more particularly shown as follows: Beginning at a point marked by an iron pipe at the intersection of the easterly line of Wickre Street and the southerly line of Virginia State Highway Rt. 285, (Penniman Road); thence N. 81 degrees 21' E. along the southerly side of State Highway Rt. 285 the distance of 100 feet to an iron pipe; thence S. 16 degrees 04' E. 150.00 feet to an iron pipe; thence S. 81 degrees 21' W. 100.00 feet to an iron pipe on the easterly side of Wickre Street; thence N. 16 degrees 04' W. 150.00 feet along the easterly side of Wickre Street to an iron pipe, the point of beginning.

JAN 21 8 0200

Being the same property conveyed to James-York Bank by the aforesaid Deed dated December 31, 1964 and recorded in James City County Deed Book 99 at page 82.

ALSO,

All that certain piece of parcel of land situate in Jamestown District, James City County, Virginia, containing 58 square feet, and set up, shown and described on a plat of survey thereof entitled "Plat Showing Survey of a Parcel of Land Situate in Jamestown District, James City County, Virginia for Conveyance by John W. and Virgie W. Newton to James-York Bank, Inc.," dated March 10, 1958, made by Vincent D. McManus, and on which the said land is more particularly described as follows: Beginning at an iron pipe at the northeast corner of the property described above located on the southerly side of State Highway No. 285 - Penniman Road, and thence N. 81 degrees 21' E. 14.25 feet to an iron pipe (located 80.65 feet from the right -of-way of State Highway No. 168); thence on a curve to the left, Delta 97 degrees 25' with a radius of 12.50 feet, the arc distance of 21.25 with a radius of 12.50 feet, the arc distance of 21.25 feet to an iron pipe on the boundary line between the property here conveyed and the property described above: thence along the easterly side of the property described above N. 16 degrees 04' W. 14.25 feet, to the iron pipe at the point of beginning.

The conveyance of this 58 square feet parcel is SUBJECT TO an easement of right of way reserved by John W. Newton, et ux., et al in a Deed dated April 22, 1958, recorded in James City County Deed Book 65, at page 223.

JAN 21 8 0201

Excepting therefore 0.029 acre heretofore conveyed to the Commonwealth of Virginia for the widening of Penniman Road by Deed dated June 9, 1966 and recorded in James City County Deed Book 110 at page 73.

This conveyance is subject to all easements of record or apparent on the ground.

Witness the following signatures and seals:

James D. Carter III (SEAL)
JAMES D. CARTER, III

John R. Carter (SEAL)
JOHN R. CARTER

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

15th The foregoing instrument was acknowledged before me this day of January, 1998, by JAMES D. CARTER and JOHN R. CARTER.

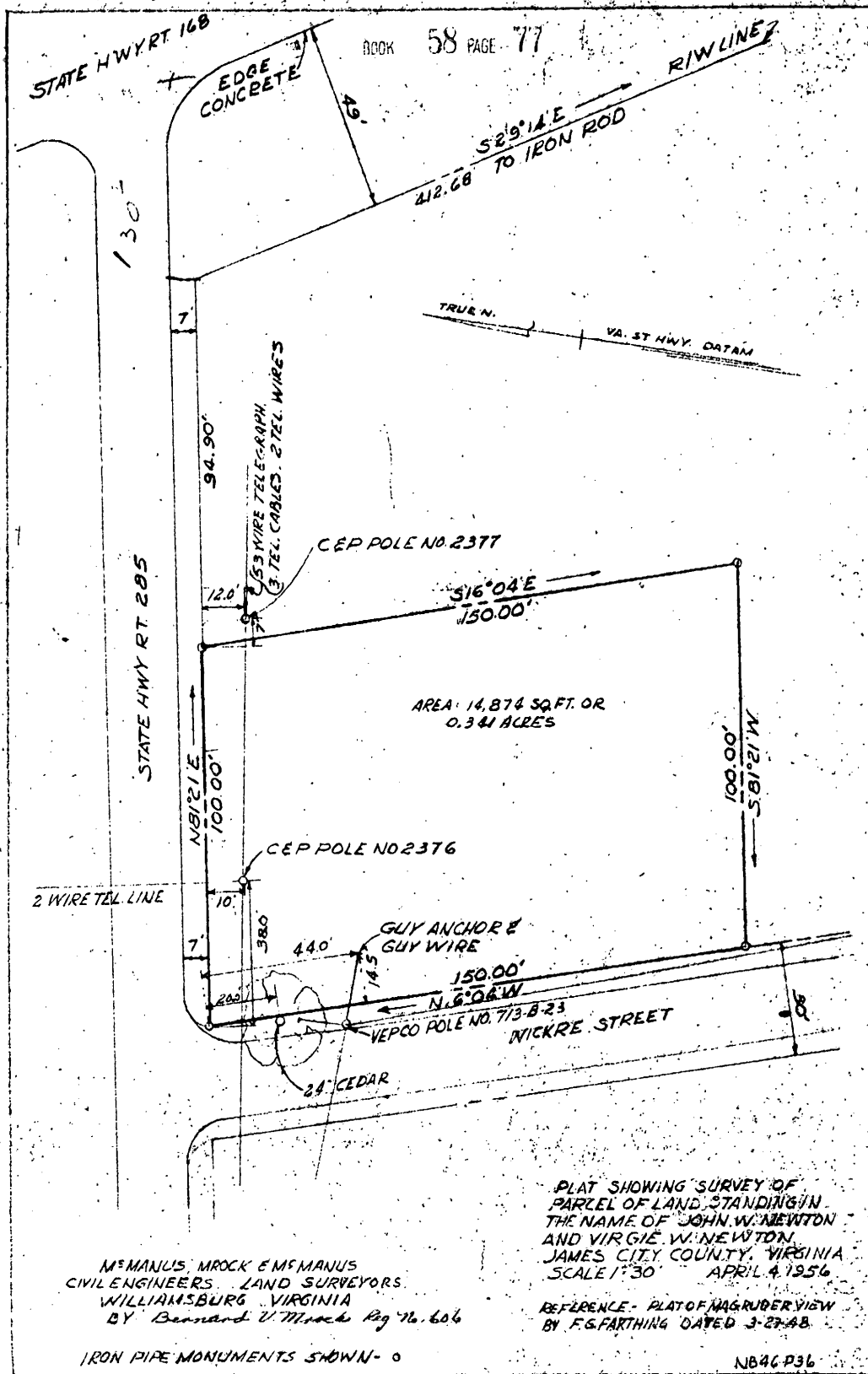
Martha V. Smith
Notary Public

My commission expires:
October 31, 1999

prepared by James D. Carter



VIRGINIA, City of Williamsburg, of
In the County of James City
City of Williamsburg and
21st day of January 98
was presented
acknowledged and recorded at 1:42 o'clock
Teste: Nicholas S. Ward, Clerk
by Martha V. Smith
Notary Public



THIS DEED, made this 22d day of April in the year 1958, by and between JOHN W. NEWTON and VIRGIE W. NEWTON, husband and wife, parties of the first part; BRUTON - JAMESTOWN BUILDING CORPORATION, a Virginia corporation, with Registered Office in Williamsburg, Virginia, party of the second part; HORNSBY REAL ESTATE CORPORATION, a Virginia corporation, party of the third part.

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, all of which is cash in hand paid the receipt of which is hereby acknowledged, the said parties of the first part do grant and convey with GENERAL WARRANTY unto the said party of the second part, the following described real estate, to-wit:

All that certain piece or parcel of land situate in Jamestown District, James City County, Virginia containing 58 square feet, and set up, shown and described on a plat of survey thereof entitled "Plat Showing Survey of a Parcel of Land Situated in Jamestown District, James City County, Virginia for conveyance by John W. and Virgie W. Newton to James-York Bank, Inc.", dated March 10, 1958, made by Vincent D. McManus, and on which the said land is more particularly described as follows: Beginning at an iron pipe at the northeast corner of the property of the grantee (erroneously described as belonging to James-York Bank, Inc., on said plat), located on the southerly side of State Highway No. 285 - Penniman Road, and thence N. 81° 21' E. 14.25 feet to an iron pipe, (located 80.65 feet from the right-of-way of State Highway No. 168), thence on a curve to the left, Delta 97° 25', with a Radius of 12.50 feet, the arc distance of 21.25 feet to an iron pipe on the boundary line between the property here conveyed and property of the grantee; thence along the easterly side of the property of the grantee N. 16° 04' W. 14.25 feet, to the iron pipe at the point of beginning.

There is expressly reserved unto the grantors, their heirs and assigns forever, a perpetual easement of right-of-way for foot and vehicular traffic over and across the entire parcel of land hereby conveyed.

Hornsby Real Estate Corporation joins in and executes this deed to release unto the party of the second part all right, title and interest which it may have in the land herein conveyed arising from and by virtue of a lease of said premises by said corporation from John W. Newton, dated October 1, 1952 and recorded in James City Deed Book 49 at page 365.

EX.

Original
delivered to
V. M. Geddy,
Jr., City,
7-11-58.

IN WITNESS WHEREOF the parties of the first part have set their hands and seals, and the party of the third part has caused its corporate name to be hereunto signed by its President, under its seal, duly attested by its Secretary, all done the day, month and year first above written.



JWN John W. Newton (SEAL)

JWN Virginia W. Newton (SEAL)

HORNSBY REAL ESTATE CORPORATION

By: C. W. Hornsby
President

Attest:

C. W. Hornsby
Secretary

Commonwealth of Virginia
County of James City, ss:

I, Collin R. Huff, a Notary Public for the County and State aforesaid, do certify that John W. Newton and Virginia W. Newton, husband and wife, whose names are signed to the foregoing writing bearing date April 22^d, 1958, have this day acknowledged the same before me in my State aforesaid. My commission expires March 23, 1960.

Given under my hand this 22^d day of April, 1958.

Collin R. Huff
Notary Public



Commonwealth of Virginia
County of King George, ss:
City

I, Margaret L. Collins, a Notary Public for the City and State aforesaid, do certify that C. W. Hornsby, President and R. S. Hornsby Secretary of Hornsby Real Estate Corporation, whose names as such are signed to the foregoing writing bearing date April 22d, 1958, have this day acknowledged the same before me in my State aforesaid. My commission expires on the 26th day of Aug., 1961.

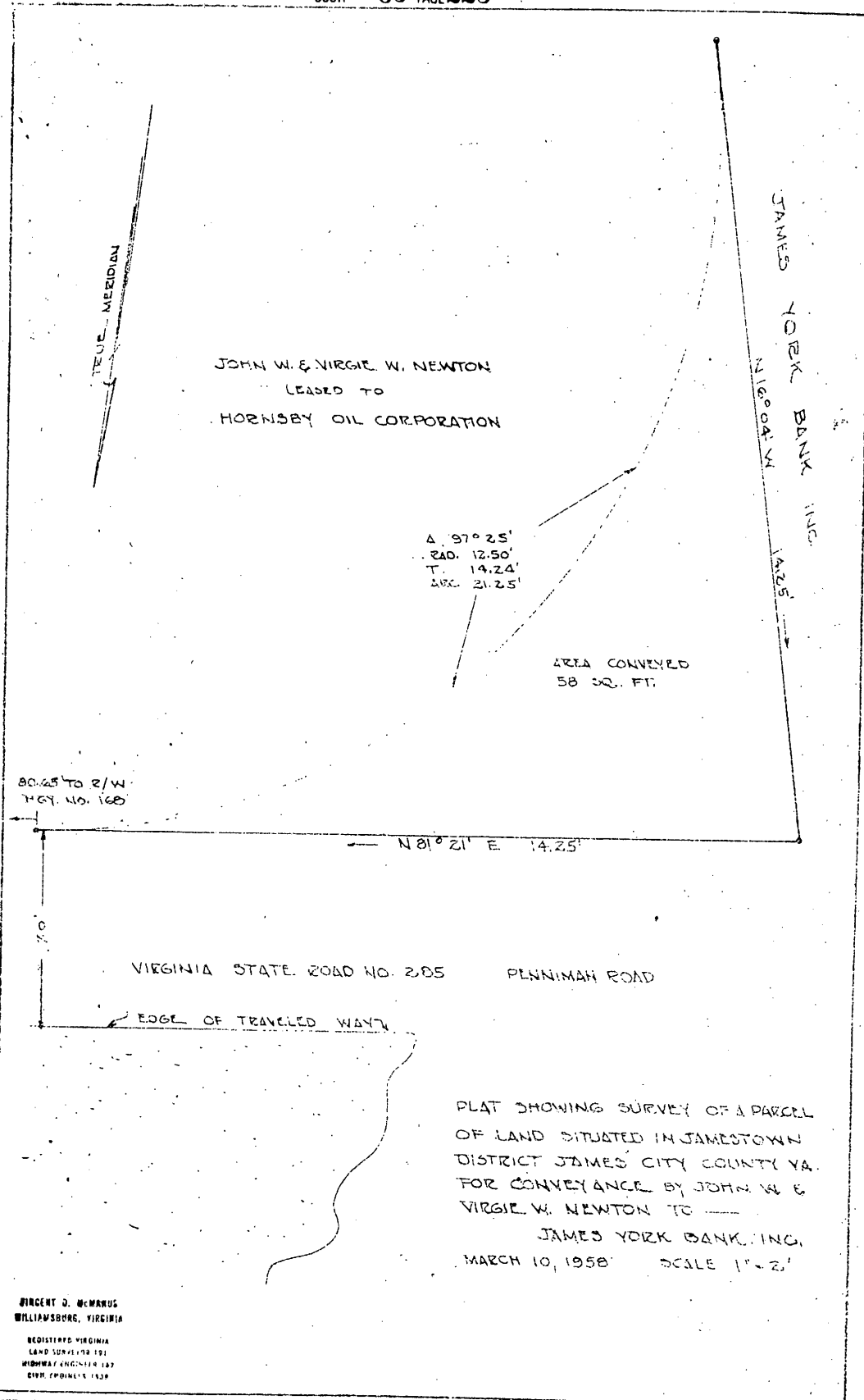
Given under my hand this 1st day of May, 1958.

Margaret L. Collins
Notary Public

DEED RECORDED IN
Book No. 65 PAGE 225

State of Virginia,
City of Williamsburg and County of James City, to-wit:
In the office of the Clerk of the Court for the City and County aforesaid, on the 24 day of June, 1958, this deed was presented and with the certificate annexed, admitted to record at 3 P. M.

Tested: Virginia Blackard
Clerk



This Deed, Made this 9th day of June, 19 66, by
and between Peninsula Bank & Trust Company

hereinafter designated as Grantor (even though more than one), and the COMMONWEALTH OF VIRGINIA, Grantee:

Witnesseth; In consideration of the sum of \$ 920.00 paid by the grantee to the grantor, receipt of which is hereby acknowledged, the said grantor hereby grants and conveys unto said grantee in fee simple, with general warranty, the land located in Jamestown Magisterial District, in James City County, and described as follows:

Being as shown on Sheet 7 of the plans to be used for Route 641, State Highway Project 0641-099-108, C-501, and lying on the south (right) side of Survey Centerline and adjacent to the center of present Route 641 from the center of present Route 664 opposite approximate Station 65+88 to the lands of Virgie W. Newton opposite approximate Station 67+04, including connection with present Route 664, and containing 0.081 acre, more or less, land; of which 0.052 acre is included in the existing right of way and 0.029 acre, more or less, is additional land; and being a part of the same land acquired by the grantor from James-York Bank by articles of merger dated January 10, 1966, and recorded in Charter Book 5, Page 574, in the office of the Clerk of the Circuit Court of James City County.

For a more particular description of the land herein conveyed, reference is made to photo copy of said Sheet 7, showing outlined in RED the land conveyed in fee simple, which photo copy is hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book.

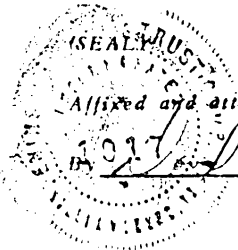
The said grantor covenants that he is seized of the land in fee simple herein conveyed; that he has the right to convey the said land to the grantee; that he has done no act to encumber the said land; that the grantee shall have quiet possession of the land, free from all encumbrances, and that he will execute such further assurances of the said land as may be requisite.

The said grantor covenants and agrees for himself, his heirs, successors and assigns, that the consideration hereinabove mentioned and paid to him shall be in lieu of any and all claims to compensation for land, and for damages, if any, to the remaining lands of the grantor which may result by reason of the use to which the grantee will put the land to be conveyed, including such drainage facilities as may be necessary.

IN TESTIMONY WHEREOF, Peninsula Bank and Trust Company, has caused this deed to be executed by R. C. Walker, its President, and its corporate seal to be hereto affixed and attested by David E. Anderton, its secretary, said officers being thereunto duly authorized by resolution of its Board of Directors, copy of which is attached hereto, all as of the day, month and year first hereinabove written.

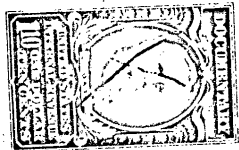
Peninsula Bank and Trust Company

By Rob C. C. C. C.
President



Affixed and attested,

David E. Anderton
Secretary



STATE OF VIRGINIA,

^{City}
County of Williamburg, To-wit:
I, Margaret B Jump, a Notary Public in and for
the ^{City} ~~County~~ aforesaid, in the State of Virginia, do certify that Robert C Walker
and David E. Anderson, whose names are signed to the foregoing writing,
bearing date on the 9th day of June, 1966, have each
acknowledged the same before me in my County aforesaid.

My term of office expires April 30, 1967

Given under my hand this 24th day of February, 1967

Margaret B Jump
Notary Public

STATE OF VIRGINIA,

County of _____, To-wit:
I, _____, a Notary Public in and for
the County aforesaid, in the State of Virginia, do certify that _____
and _____, whose names are signed to the foregoing writing,
bearing date on the _____ day of _____, 19____, have each
acknowledged the same before me in my County aforesaid.

My term of office expires _____

Given under my hand this _____ day of _____, 19____

Notary Public.

THIS DEED OF EXCHANGE, made this 1st day of October, 1976 by and between JAMES D. CARTER, III and JOHN R. CARTER, parties of the first part, and BENSCHOTEN AND CARTER, INC., a Virginia corporation, party of the second part, and UNITED VIRGINIA BANK OF WILLIAMSBURG, noteholder, party of the third part.

WHEREAS, parties of the first part are seized and possessed of that certain lot, piece or parcel of land located in the County of James City, Virginia, and hereinafter designated as Parcel One;

WHEREAS, parties of the second part are seized and possessed of that certain lot, piece or parcel of land located in the County of James City, Virginia, hereinafter designated as Parcel Two;

WHEREAS, United Virginia Bank of Williamsburg is the beneficiary of the certain deed of trust dated March 26, 1971 and recorded March 26, 1971 in the Clerk's Office of the Circuit Court of James City County, Virginia in Deed Book 130, Page 486;

WHEREAS, the parties of the first part and the party of the second part have agreed to an exchange of said properties, subject to the lien of the deed of trust on the property now owned by the party of the second part;

NOW THEREFORE, WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, receipt whereof is hereby acknowledged, said parties of the first part have bargained and sold, and do by these presents grant and convey, with GENERAL WARRANTY, unto the said party of the second part, the following described property, to-wit:

PARCEL ONE:

All that certain lot, piece or parcel of land situate in James City County, Virginia, shown and set forth as Parcel "C" on that certain plat entitled, "Plat Showing 16.51 Acres, Parcels "A", "B" and "C", Formerly the Property of Frances M. White and David M. Murray, Jamestown District, James City County, Virginia," dated August 18, 1976 and made by James K. Alvis, Jr. C.L.S., a copy of which is recorded in James City County Deed Book 171, Page 506.

Original ~~Mailed~~ delivered to David Holland, Attny at Law,

PO Box GF Wmsbg. Va

1/19/77

Juliette C. Clothier, Clerk

In the event that access for purposes of ingress and egress from Parcels "A", "B" and "C" to the access road to Route 31 is ever terminated or denied, then in that event the following easement is granted:

Together with an easement for purposes of ingress and egress for the benefit of Parcels "A", "B" and "C", as shown on said plat which easement adjoins and is parallel to Virginia Route No. 31 and Route No. 680 as shown on said plat and extends fifty feet in width from said State roads and extending from the Easterly line of Parcel "C" to the Westerly line of Parcel "A".

Subject to all covenants, liens, restrictions and easements of record or apparent on the ground.

Being the same property conveyed to the Grantor herein by Deed dated September 20, 1976 and recorded in James City County Deed Book 171, Page 504.

Said parties of the first part covenant that they have the right to convey the said land to the party of the second part; that they have done no act to encumber the same; that the said Grantee shall have quiet possession thereof, free and clear of all encumbrances, and that they will execute such further assurances of the said premises as may be requisite.

AND that for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, receipt whereof is hereby acknowledged, said party of the second part has bargained and sold, and does by these presents grant and convey, with GENERAL WARRANTY, unto the said parties of the first part, the following described property, to-wit:

PARCEL TWO:

All that certain lot, piece or parcel of land situate in Jamestown District, James City County, Virginia, more particularly set out and shown on a plat of survey entitled, "Plat Showing Survey of Parcel of Land Standing in the Name of John W. Newton and Virgie W. Newton, made by McManus, Mrock & McManus, Civil Engineers, a copy of which is recorded in James City Deed Book 58, page 77, and to which reference is here made, and on which plat the lot hereby conveyed is more particularly shown as follows: Beginning at a point marked by an iron pipe at the intersection of the easterly line of Wickre Street and the southerly line of Virginia State Highway Rt. 285, (Penniman Road); thence N. 81° 21' E. along the southerly side of State Highway Rt. 285 the distance of 100 feet to an iron pipe; thence S. 160° 04' E. 150.00 feet to an iron pipe; thence S. 81° 21' W. 100.00 feet to an iron pipe on the easterly side of Wickre Street; thence N. 160° 04' W. 150.00 feet along the easterly side of Wickre Street to an iron pipe, the point of beginning.

ALSO,

All that certain piece or parcel of land situate in Jamestown District, James City County, Virginia, containing 58 square feet and set up, shown and described on a plat of survey thereof entitled "Plat Showing Survey of a Parcel of Land Situate in Jamestown District, James City County, Virginia for Conveyance by John W. and Virgie W. Newton to James-York Bank, Inc." dated March 10, 1958, made by Vincent D. McManus, and on which the said land is more particularly described as follows: Beginning at an iron pipe at the northeast corner of the property described above located on the southerly side of State Highway No. 285 - Penniman Road, and thence N. 81° 21' E. 14.25 feet to an iron pipe (located 80.65 feet from the right-of-way of State Highway No. 168); thence on a curve to the left, Delta 97° 25' with a radius of 12.50 feet, the arc distance of 21.25 feet to an iron pipe on the boundary line between the property here conveyed and the property described above; thence along the easterly side of the property described above N. 16° 04' W. 14.25 feet, to the iron pipe at the point of beginning.

The conveyance of this 58 square feet parcel is SUBJECT TO an easement of right of way reserved by John W. Newton, et ux., et al in a Deed dated Paril 22, 1958, recorded in James City County Deed Book 65 at page 223.

Excepting therefrom 0.029 acre heretofore conveyed to the Commonwealth of Virginia for the widening of Penniman Road by Deed dated June 9, 1966 and recorded in James City County Deed Book 110 at page 73.

This conveyance is subject to all easements of record or apparent on the ground.

Being the same property conveyed to the Grantor herein by Deed dated March 2, 1971 and recorded in James City County Deed Book 130, Page 483.

This conveyance is further made subject to the lien of the aforementioned deed of trust dated March 26, 1971 and recorded in the aforesaid Clerk's Office in Deed Book 130, Page 486 to secure the principal sum of Sixty Thousand Dollars (\$60,000.00) payable to the order of United Virginia Bank of Williamsburg. United Virginia Bank of Williamsburg, noteholder, joins in this conveyance to evidence its consent to the parties of the first part making the monthly installment payments referred to in said Note.

Except as hereinabove provided otherwise, the Grantor covenants that it has the right to convey the said land to the parties of the first part; that it has done no act to encumber the same; that the said parties of the first part shall have quiet possession thereof, free and clear of all encumbrances, and that it will execute such further assurances of the said

premises as may be requisite.

WITNESS the following signatures and seals:

James D. Carter, III (SEAL)
JAMES D. CARTER, III

John R. Carter (SEAL)
JOHN R. CARTER

BENSCHOTEN AND CARTER, INC.

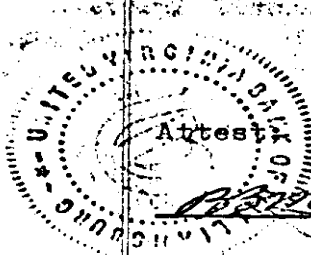
By James D. Carter, III
James D. Carter, III
President

Attest:

Mildred Gibson
Mildred Gibson,
Secretary

UNITED VIRGINIA BANK OF
WILLIAMSBURG

By Robert L. Clark



STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, to-wit:

I, Rebecca H. Warren, a Notary Public in and for the jurisdiction aforesaid do hereby certify that James D. Carter, III and John R. Carter, whose names are signed to the foregoing Deed bearing date the 1st day of October, 1976 have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 22nd day of December, 1976.

My commission expires the 11th day of September, 1979.

Rebecca H. Warren
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF Williamsburg, to-wit:

I, Rebecca H. Warren, a Notary Public in and for the jurisdiction aforesaid do hereby certify that James D. Carter, III and Mildred Gibson, president and secretary, respectively, of Benschoten and Carter, Inc., a Virginia corporation, whose names are signed to the foregoing Deed bearing date the 1st day of October, 1976, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 22nd day of December, 1976.

My commission expires the 11th day of September, 1979.

Rebecca H. Warren
Notary Public

STATE OF VIRGINIA

CITY/COUNTY OF James City, to-wit:

I, Doris L. Fulwider, a Notary Public in and for the jurisdiction aforesaid do hereby certify that ROBERT C. WALKER and P.B. MARRUDER, JR., PRESIDENT and ASST. SECRETARY, respectively, of United Virginia Bank of Williamsburg, whose names are signed to the foregoing Deed bearing date the 1st day of October, 1976, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 21st day of December, 1976.

My commission expires the 6th day of November 1979.

Doris L. Fulwider
Notary Public
Comm. as. Doris L. Hampton

State of Virginia,
City of Williamsburg and County of James City, to-wit:
In the Clerk's Office of the Circuit Court for the City and County aforesaid, on the 22nd day of Dec., 1976, this deed was presented with the certificate annexed and admitted to record at 3:45 o'clock P.M.. The taxes imposed by Sec. 58-54 and 58-54.1 of the Code have been paid.

State Tax \$ 73.00 Local Tax \$ 24.50 Additional Tax \$ 49.00

Teste: Robert C. Walker Clerk

BOOK 130 PAGE 483

THIS DEED, made this 2nd day of March, 1971, between UNITED VIRGINIA BANK OF WILLIAMSBURG, a Virginia banking corporation, party of the first part; and BENSCHOTEN & CARTER, INC., a Virginia corporation, party of the second part.

WHEREAS, the hereinafter described property was conveyed to James-York Bank, a Virginia banking corporation, by Deed dated December 31, 1964 and recorded in James City County Deed Book 99 at page 82, and

WHEREAS, subsequent to the delivery and recordation of the aforesaid Deed James-York Bank and Peninsula Bank and Trust Company were merged into Williamsburg State Bank as will appear from Articles and a Certificate of Merger recorded in Charter Book 5 at page 574, et seq., in the Clerk's Office of the Circuit Court of the City of Williamsburg and County of James City, and

WHEREAS, Williamsburg State Bank subsequently changed its name to Peninsula Bank and Trust Company by Certificate dated December 31, 1965, recorded in Charter Book 5 in the aforesaid Clerk's Office, and

WHEREAS, Peninsula Bank and Trust Company subsequently changed its name to United Virginia Bank of Williamsburg by Certificate recorded in Charter Book 6, page 570.

NOW, THEREFORE, THIS INSTRUMENT WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, all of which is cash in hand paid, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey with GENERAL WARRANTY and English covenants of title unto Benschoten & Carter, Inc., the following described property, to-wit:

Original mailed or delivered to Benschoten & Carter, Inc.
Real Estate Penniman Rd & Wickre, Washg. Va. 4/13/71
Juliette C. Clothier, Clerk

BOOK 130 PAGE 484

All that certain lot, piece or parcel of land situate in Jamestown District, James City County, Virginia, more particularly set out and shown on a plat of survey entitled "Plat Showing Survey of Parcel of Land Standing in the Name of John W. Newton and Virgie W. Newton, James City County, Virginia," dated April 14, 1956, made by McManus, Mrock & McManus, Civil Engineers, a copy of which is recorded in James City Deed Book 58, page 77, and to which reference is here made, and on which plat the lot hereby conveyed is more particularly shown as follows: Beginning at a point marked by an iron pipe at the intersection of the easterly line of Wickre Street and the southerly line of Virginia State Highway Rt. 285, (Penniman Road); thence N. 81° 21' E. along the southerly side of State Highway Rt. 285 the distance of 100 feet to an iron pipe; thence S. 16° 04' E. 150.00 feet to an iron pipe; thence S. 81° 21' W. 100.00 feet to an iron pipe on the easterly side of Wickre Street; thence N. 16° 04' W. 150.00 feet along the easterly side of Wickre Street to an iron pipe, the point of beginning.

Being the same property conveyed to James-York Bank by the aforesaid Deed dated December 31, 1964 and recorded in James City County Deed Book 99 at page 82.

ALSO,

All that certain piece or parcel of land situate in Jamestown District, James City County, Virginia, containing 58 square feet, and set up, shown and described on a plat of survey thereof entitled "Plat Showing Survey of a Parcel of Land Situate in Jamestown District, James City County, Virginia for Conveyance by John W. and Virgie W. Newton to James-York Bank, Inc.," dated March 10, 1958, made by Vincent D. McManus, and on which the said land is more particularly described as follows: Beginning at an iron pipe at the northeast corner of the property described above located on the southerly side of State Highway No. 285 - Penniman Road, and thence N. 81° 21' E. 14.25 feet to an iron pipe (located 80.65 feet from the right-of-way of State Highway No. 168); thence on a curve to the left, Delta 97° 25' with a radius of 12.50 feet, the arc distance of 21.25 feet to an iron pipe on the boundary line between the property here conveyed and the property described above; thence along the easterly side of the property described above N. 16° 04' W. 14.25 feet, to the iron pipe at the point of beginning.

The conveyance of this 58 square feet parcel is SUBJECT TO an easement of right of way reserved by John W. Newton, et ux., et al in a Deed dated April 22, 1958, recorded in James City County Deed Book 65, at page 223.

BOOK 130 PAGE 485

Excepting therefrom 0.029 acre heretofore conveyed to the Commonwealth of Virginia for the widening of Penniman Road by Deed dated June 9, 1966 and recorded in James City County Deed Book 110 at page 73.

This conveyance is subject to all easements of record or apparent on the ground.

By its acceptance and recordation of this Deed, the Grantee hereby agrees for itself, its lessees and successors in title that no part of the property herein conveyed shall at any time be used for conducting the business of a bank or trust company. This restrictive covenant shall run with the title to the property hereby conveyed and may be enforced by the Grantor herein or any successor thereto. Said restriction shall not affect any other property of the Grantor and shall expire on the first day of the year 2085.

IN WITNESS WHEREOF, UNITED VIRGINIA BANK OF WILLIAMSBURG, has caused its corporate name to be hereunto affixed by Robert C. Walker, its President, under its corporate seal attested by DAVID E. ANDERTON, its Secretary, said officers being thereunto duly authorized, all done the day, month and year first above written.

UNITED VIRGINIA BANK OF WILLIAMSBURG

By: Robert C. Walker
President

ATTEST:

David E. Anderton
Secretary

COMMONWEALTH OF VIRGINIA

CITY OF WILLIAMSBURG, to-wit:

I, MARY H. JONES, a Notary Public for the CITY of WILLIAMSBURG, in the Commonwealth of Virginia, do hereby certify that Robert C. Walker and DAVID E. ANDERTON, President and Secretary, respectively, of United Virginia Bank of Williamsburg, whose names as such are signed to the foregoing writing bearing date the 26th day of March, 1971, have acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 26th day of MARCH, 1971.
My commission expires: NOVEMBER 5, 1973.

Mary H. Jones
Notary Public

-3-

State of Virginia,
City of Williamsburg and County of James City, to-wit:
in the Clerk's Office of the Circuit Court for the City and
County aforesaid on the 26th day of MARCH, 1971,
this deed was presented with the certificate required and
admitted to record at 3:30 o'clock P.M.
taxes imposed by Sec 58-1 and 58-54.1 of the Code of Virginia
State Tax Local Tax Ad Val. Tax
\$ 127.50 \$ 42.50 \$ 85.00
Sublette C. Chandler Clerk

CERTIFICATE OF SATISFACTION

BOOK **364** PAGE **419**

PLACE OF RECORD: CLERK'S OFFICE OF THE CIRCUIT COURT OF CITY OF WILLIAMSBURG
AND COUNTY OF JAMES CITY

DATE OF DEED OF TRUST: March 26, 1971

DEED BOOK: 130 PAGE: 486

FACE AMOUNT SECURED: \$ 60,000.00

NAMES OF GRANTORS: BENSCHOTEN & CARTER, INC., A Virginia Corporation

NAMES OF TRUSTEES: Robert C. Walker and V. M. Geddy, Jr.

BRIEF DESCRIPTION OF PROPERTY: Piece or parcel of land situate in Jamestown District, James City County in the name of John W. Newton and Virgie W. Newton. Also 58 square feet of a parcel of land situate in Jamestown District James City County, Virginia.
MAKERS OF NOTE: BENSCHOTEN & CARTER, INC. by James D. CARTER, III

DATE OF NOTE: March 26, 1971 FACE AMOUNT OF NOTE: \$ 60,000.00

I/We holder(s) of the abovementioned Note(s) secured by the abovementioned Deed of Trust do hereby certify that the same has/have been paid in full and the lien therein created and retained is hereby released.

GIVEN under my/our hand(s) this 30th day of September, 19 87
Crestar Bank formerly
United Virginia Bank

BY: R. Steve Blanks
R. Steve Blanks, Vice President

STATE OF Virginia : CITY ~~OF~~ WILLIAMSBURG OF Williamsburg

SUBSCRIBED, SWORN TO AND ACKNOWLEDGED before me by _____

R. Steve Blanks, Vice President of Crestar Bank

this 30th day of September, 19 87.

My Commission Expires: 10-24-88

Waris D. Lubinski (SEAL)
NOTARY PUBLIC

I certify that the note mentioned in the foregoing Certificate duly cancelled was/were produced before the Clerk.
Helene S. Ward, Clerk of Circuit Court

Attest: Virginia B. Paul D.C.

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF James City County

This Certificate was presented and with the Certificate annexed, admitted to record on October 2, 19 87 at 3:18 o'clock P. m.

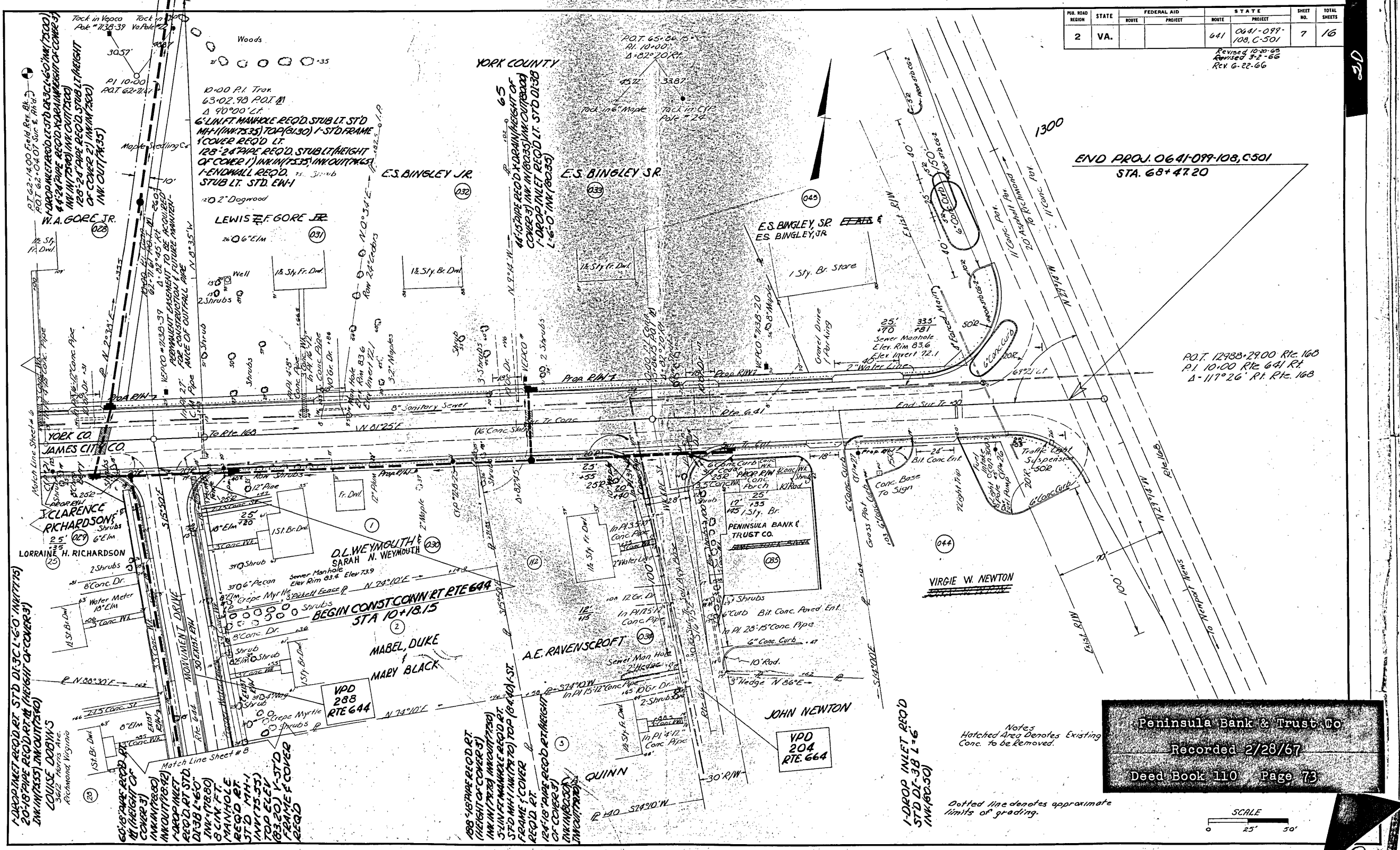
Clerk's Fee 7.50 has been paid. Helene S. Ward, Clerk of Circuit Court

ATTEST: Helene S. Ward D.C.

PUB. ROAD REGION	STATE	FEDERAL AID PROJECT	ROUTE	STATE PROJECT	SHEET NO.	TOTAL SHEETS
2	VA.			641	7	16

Revised 10-30-65
Revised 3-2-66
REV G-22-66

210



END PROJ. 0641-099-108, C-501
STA. 68+47.20

P.O.T. 12988+2900 Rte. 168
P.I. 10+00 Rte. 641 Rt. 168
Δ-117°26' P.I. Rte. 168

Peninsula Bank & Trust Co
Recorded 2/28/67
Deed Book 110 Page 73

Notes
Hatched Area Denotes Existing Conc. to be Removed.

Dotted line denotes approximate limits of grading.

