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0274

8610 Beaver Bridge
89100 Beaver Bridge

mat: Matt Hamilton

BOOK 5291 PAGE 274

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Prepared by
Martin & McDaniel

CIRCUIT COURT C : 4
CHESTERFIELD CO : 1

Tax Map 6986592550 00000 ✓

This DEED OF EASEMENT, made this 1st day of July, 2003 by and between NEW DAWN PROPERTIES, INC., a Virginia corporation, Grantor, and WILLIAM HENRY BAILEY, JR. and CAROLYN WESTMORELAND BAILEY, husband and wife, Grantee.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantors, the Grantors do hereby grant and convey unto the Grantee, their successors and assigns, the following described easement, to-wit:

A non-exclusive perpetual easement of right of way twenty five (25) feet in width, as shown on the plat of survey made by Virginia Surveys, dated July 25, 2003, entitled "Map Showing a Proposed 25' Wide Ingress and Egress Easement to Serve Property Now Owned by W.H. Bailey, Jr." Said easement shall be for the purposes of ingress to and egress from the lands of the Grantees to Beaver Bridge Road as shown on the plat, which easement may be used by, but is not limited to, logging trucks, mineral or exploration vehicles and personal hunting vehicles.

This conveyance is made subject to restrictive covenants, conditions and easements of record to the extent that they may be applicable to the property hereby conveyed.

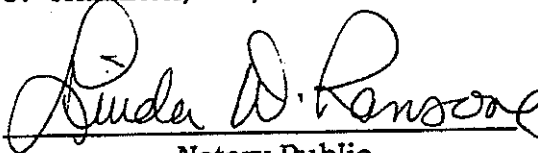
WITNESS the following signatures:

NEW DAWN PROPERTIES, INC.

By: Matthew J. Hamilton, Jr. PRESIDENT
Matthew J. Hamilton, Jr., President

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

The foregoing deed of easement was acknowledged before me this 28th day
of July, 2003, by Matthew J. Hamilton, Jr., President of New Dawn
Properties, Inc.


Notary Public

My commission expires: 10/31/03

VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT
COURT OF CHESTERFIELD COUNTY, THE 7 DAY
OF AUG 2003, THIS DEED WAS PRESENTED
AND WITH THE CERTIFICATE...., ADMITTED TO
RECORD AT 12:18 O'CLOCK. THE TAX IMPOSED
BY SECTION 58.1-802 IN THE AMOUNT OF
\$.00 HAS BEEN PAID.

TESTE: JUDY L. WORTHINGTON, CLERK

