

Tax parcel 55-A-99

THIS DEED made this the 11th day of April, 2002, by and between DARRYL VERNON HACKMANN, as "Grantor", and MARK B. ROBINETTE and CYNTHIA G. WILSON, husband and wife, as "Grantees", whose address is 8361 Marc Gregory Court, Mechanicsville, VA 23116, provides:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid, together with other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor doth hereby grant, bargain, sell and convey, unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, the following described property:

All that certain tract or parcel of land with appurtenances thereto belonging, containing 9.344 acres, more or less, lying in the Massies Mill Magisterial District of Nelson County, Virginia, fronting on State Route 723, and being more particularly shown and described on a plat of survey dated September 9, 1989, revised December 22, 1989, made by W. Morris Foster, Land Surveyor, a copy of which plat is recorded in the Nelson County Circuit Court Clerk's Office in Plat Cabinet 2, Slide 467.

LESS AND EXCEPT 0.299 acre conveyed by deed recorded as Instrument No. 000003317.

BEING the same property conveyed unto the Grantor herein by deed from Darryl V. Hackmann, divorced and Elinor C. Stone, divorced, dated November 16, 1994 and recorded December 8, 1994 in the Clerk's Office of the Circuit Court of Nelson County, Virginia, in Deed Book 361, at page 231.

DELIVERED TO. *Lyx River State*

000147

This conveyance is subject to all conditions, restrictions and easements of record, if any, duly affecting said property which have not expired by limitation of time or otherwise become ineffective.

WITNESS the following signature and seal:

Darryl Vernon Hackmann (SEAL)
Darryl Vernon Hackmann

STATE OF KANSAS
CITY/COUNTY OF SEDGWICK

The foregoing deed was acknowledged before me in my jurisdiction aforesaid this the 16th day of April, 2002, by Darryl Vernon Hackmann.

My commission expires: 1/20/04

Margella M. Harlan
Notary Public



INSTRUMENT #000001932
RECORDED IN THE CLERK'S OFFICE OF
NELSON IN
APRIL 22, 2002 AT 02:50PM
\$215.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 56.1-802 OF THE VA. CODE
STATE: \$107.50 LOCAL: \$107.50
JUDY S. SPYTHESS, CLERK

BY: Catherine J. Watkins (001)

Lot: _____ Block: _____ Section: _____

Subdivision: TM 55-A-99
9.344 acres inclusive of St. Rt. 723 easement

Address: 189 Old Roseland Road, Roseland, VA 22967

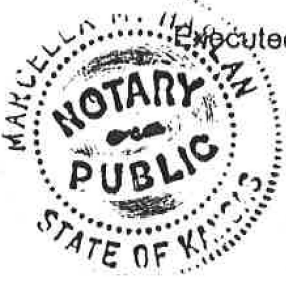
The plat referred to herein is attached hereto and made a part hereof and is described as follows:

This Affidavit is given, made and executed as of this 16th day of April, ~~19~~ 2002

Darryl Hackmann (SEAL)
Darryl Vernon Hackmann

_____ (SEAL)

_____ (SEAL)



Executed, subscribed and sworn to before me this 16th day of April, ~~19~~ 2002

Marcella P. Hagan
Notary Public

My commission expires 1/30/04

PLEASE ATTACH PLAT TO THIS AFFIDAVIT

LAWYERS TITLE
INSURANCE CORPORATION
SELLER'S RESIDENTIAL SURVEY AFFIDAVIT

STATE OF KANSAS
~~COMMONWEALTH OF VIRGINIA~~, AT LARGE
CITY/COUNTY OF SEDGWICK

to-wit:

On this day, before me personally appeared the undersigned seller(s) of certain real estate, with buildings and other improvements located thereon as hereinbelow described (hereinafter "property"), to me personally known, who, being duly sworn on their oaths, did say that they are the seller(s) of the property; and

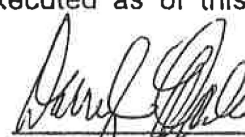
1. That in reference to that certain survey or plat attached hereto and designated below (hereinafter "plat"), said plat is a correct and true representation of the existing property and buildings and all other improvements situated thereon and that there are no additional buildings or other than as shown on said plat; *except for the off-conveyance of 0.229 acres as shown on the plat attached as an exhibit*
2. That no buildings or other improvements situate on the property encroach upon adjoining property, easements or right of way and no buildings or improvements on adjoining property encroach upon the property;
3. That, since the date of that plat, there has been no alteration to the boundary lines and no subdivision of the property, and no physical additions of buildings or other improvements to the property;
4. That, this Affidavit is being relied upon by LAWYERS TITLE and is made for the purpose of inducing LAWYERS TITLE INSURANCE CORPORATION to issue its policy or policies insuring the title to said property without exception to encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises, subsequent to the date of the plat, and said affiants do hereby agree to indemnify and hold LAWYERS TITLE INSURANCE CORPORATION harmless of and from any and all liability, loss, cost, damage and expense of every kind, including attorney's fees, which LAWYERS TITLE INSURANCE CORPORATION shall or may suffer or incur or become liable for under its said policy or policies, directly or indirectly due to insuring without exception to survey matters as described above, or in connection with its enforcement of its rights under this Agreement.

The property referred to herein is situated and described as follows:

Lot: _____ Block: _____ Section: _____
Subdivision: TM 55-A-99
9.344 acres inclusive of St. Rt. 723 easement
Address: 189 Old Roseland Road, Roseland, VA 22967

The plat referred to herein is attached hereto and made a part hereof and is described as follows:

This Affidavit is given, made and executed as of this 16th day of April,
19 2002



(SEAL)

APPROVED FOR RECORDATION
COUNTY OF NELSON , VA.

APPROVED IN ACCORDANCE WITH SECTION 3-2-B (3)
OF THE NELSON COUNTY SUBDIVISION ORDINANCE.

Jed E. Burch

Designated Agent

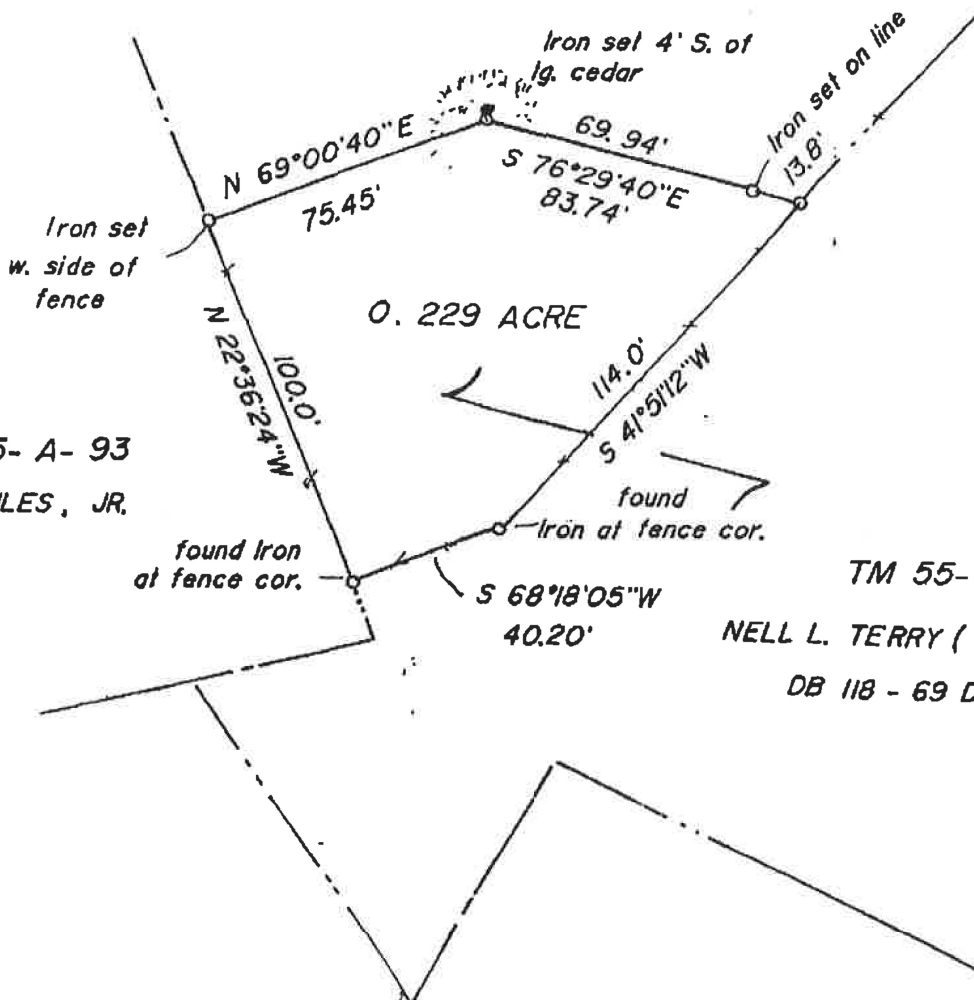
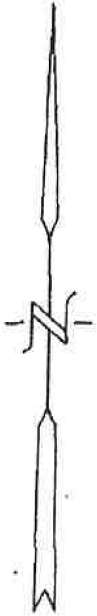
9/18/2000

Date

DARRYL V. HACKMAN DB 282 - 536

Residue of TM 55-A- 99

9.115 ACS.



TM 55- A- 93
H. M. GILES, JR.

TM 55- A- 98
NELL L. TERRY (EVERITT)
DB 118 - 69 Desc.

PLAT SHOWING SURVEY OF

0.229 ACRE PORTION OF TM 55-A- 99
TO BE ADDED TO TM 55 - A- 98

Massies Mill Magis. District of
NELSON COUNTY, VIRGINIA

SCALE : 1" = 50'

SEPT. 5 , 2000

W. MORRIS FOSTER

LAND SURVEYOR

NELLYSFORD , VA.



Exhibit A