

454

all the duties, rights and obligations prescribed in Sections 55-59 and in short form as said Section provides:

Exemption waived,
Advertisement required: By posting notices for four (4) consecutive weeks at five or more public places in Powhatan County, Virginia.
Subject to call upon default,
Insurance required \$ _____
Trustee's commission of gross proceeds of sale.

WITNESS the following signatures and seals:

Frank R. Dowd (SEAL)
Nellie T. Dowd (SEAL)

STATE OF VIRGINIA
County OF Chesterfield TO-WIT:

I, Orther L. Jordan, a Notary Public of and for

the County aforesaid, in the State of Virginia, do certify that FRANK R. DOWD and NELLIE T. DOWD, his wife, whose names are signed to the writing above, bearing date on the 2nd day of June, 1959, have this day acknowledged the same before me in my County and State aforesaid.

Given under my hand this the 4th day of June, 1959.

My commission expires on 3-3, 1964.

Orther L. Jordan NOTARY PUBLIC

VIRGINIA:

In the Clerk's Office of the Circuit Court of Chesterfield County, the 4th day of June, 1959, this Deed was presented and with the certificate....., admitted to record at 12:10 o'clock P.M.
Registration Tax \$ 33.00..... I. R. Stamps, affixed & cancelled, \$.....

Teste: Lewis H. Vaden, Clerk

THIS DEED OF BARGAIN AND SALE, made this 29th day of May, 1959, by and between D. C. WILLIAMS, JR., single, of Wilson, North Carolina, party of the first part, and MEADOWROOK ESTATES, INCORPORATED, a Virginia corporation, party of the second part,

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the said party of the first part at and before the signing and delivery of this deed, the receipt whereof is hereby acknowledged, the said party of the first part does grant and convey, with GENERAL WARRANTY of title, unto the said party of the second part, the following described real estate, to-wit:

Delivered to Ernest P. Gates June 8, 1959

455

All that certain tract or parcel of land with all appurtenances thereunto belonging, lying and being in Dale District, Chesterfield County, Virginia, and described as follows:

Bounded on the south by the northern line of a 220 acre tract of land conveyed by the said party of the first part to Meadowbrook Country Club, Incorporated, by deed dated September 1, 1957, and recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 535, page 7; on the west and north by Hopkins Road (State Route #637) and land now or formerly owned by Paul R. Brewster; on the north and east by Falling Creek and land now or formerly owned by J. Scott Parrish, Jr.; containing 228.8 acres, all as more fully shown on plat of survey prepared by LaPrade Bros., Civil Engineers, compiled May 29, 1959 from surveys made October 15, 1955, and August 2, 1957, entitled "Map of a portion of Meadowbrook Tract containing 228.8 acres, in Dale District, Chesterfield Co., Va.", a copy of which plat is attached hereto and made a part hereof.

Being a part of the same real estate conveyed to D. C. Williams, Jr., by deed from Robert M. Jeffress and Elizabeth G. Jeffress, his wife, dated December 1, 1955, and recorded December 1, 1955, in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 486, page 503.

SUBJECT, HOWEVER, to any and all conditions restrictions, easements

and agreements of record applicable to said property in so far as they may legally apply thereto, particular reference being made to easement agreement between Robert M. Jeffress, and Elizabeth Gwathmey Jeffress, his wife, and Commonwealth Natural Gas Corporation, dated August 2, 1950, and recorded December 12, 1950, in the aforesaid Clerk's Office in Deed Book 379, page 29, the approximate location of said easement being shown on the aforesaid plat of LaPrade Bros., Civil Engineers, a copy of which is attached hereto.

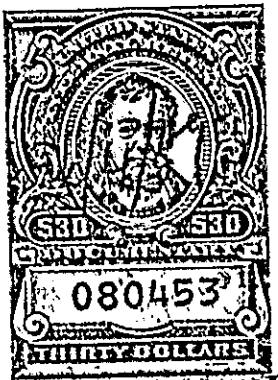
It is understood, covenanted and agreed by the parties hereto that the land hereby conveyed shall be used for residential purposes only; that no dwelling house shall be erected on said land having a floor space, exclusive of porches, of less than 1400 square feet; and that in the layout of the said land for developing, a street ~~meeting the requirements of~~ ^{now} ~~the requirements of~~ ^{City} ~~the requirements of~~ ^{Ord.} will be dedicated and opened adjacent to the northern boundary of the land of Meadowbrook Country Club, Incorporated, from Hopkins Road (State Route #637) to within approximately 200 feet from the land of J. Scott Parrish, Jr., or in lieu thereof, as may be agreed and designated by the party of the first part; and the party of the second part evidences its agreement to the foregoing by causing its corporate name to be signed and its corporate seal to be affixed hereunto by its duly authorized officers.

456

Except for the aforesaid conditions, restrictions, easements and agreements, the said party of the first part covenants that he has a right to convey the said land to the said party of the second part; that he has done no act to encumber the said land; that the party of the second part shall have quiet possession of said land, free from all encumbrances except as hereinabove set out; and that he, the party of the first part will execute such further assurances of said land as may be requisite.

IN WITNESS WHEREOF, on the day and year first above written, the party of the first part has hereunto appended his signature and seal and the

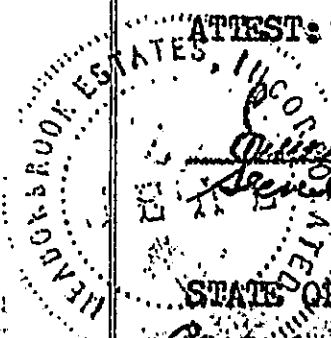
party of the second part has caused its corporate name to be signed and its corporate seal to be affixed hereunto by its duly authorized officers.



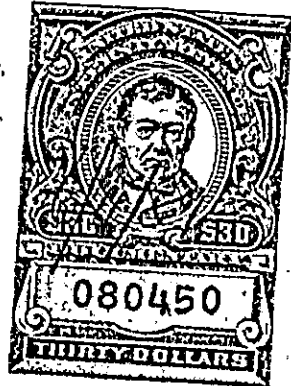
D. C. Williams, Jr. (SEAL)
D. C. Williams, Jr.

MEADOWROCK ESTATES, INCORPORATED

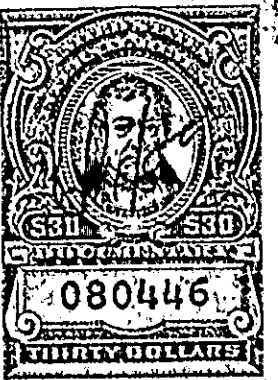
By W. S. Campbell



ATTEST:
Conrad Yates
Secretary
STATE OF VIRGINIA
County of Chertsey
CITY OF RICHMOND, To-wit:



I, Francis B. Brown, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that D. C. WILLIAMS, JR., whose name is signed to the foregoing writing bearing date on the 29th day of May, 1959, has acknowledged the same before me in County my City aforesaid.

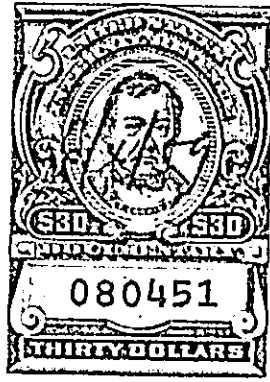
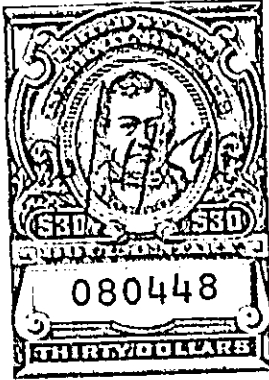


Given under my hand this 4 day of June, 1959.

My commission expires: Jan. 24, 1961.

457

THIRTY DOLLARS



Francis B. Brown

Notary Public

VIRGINIA:

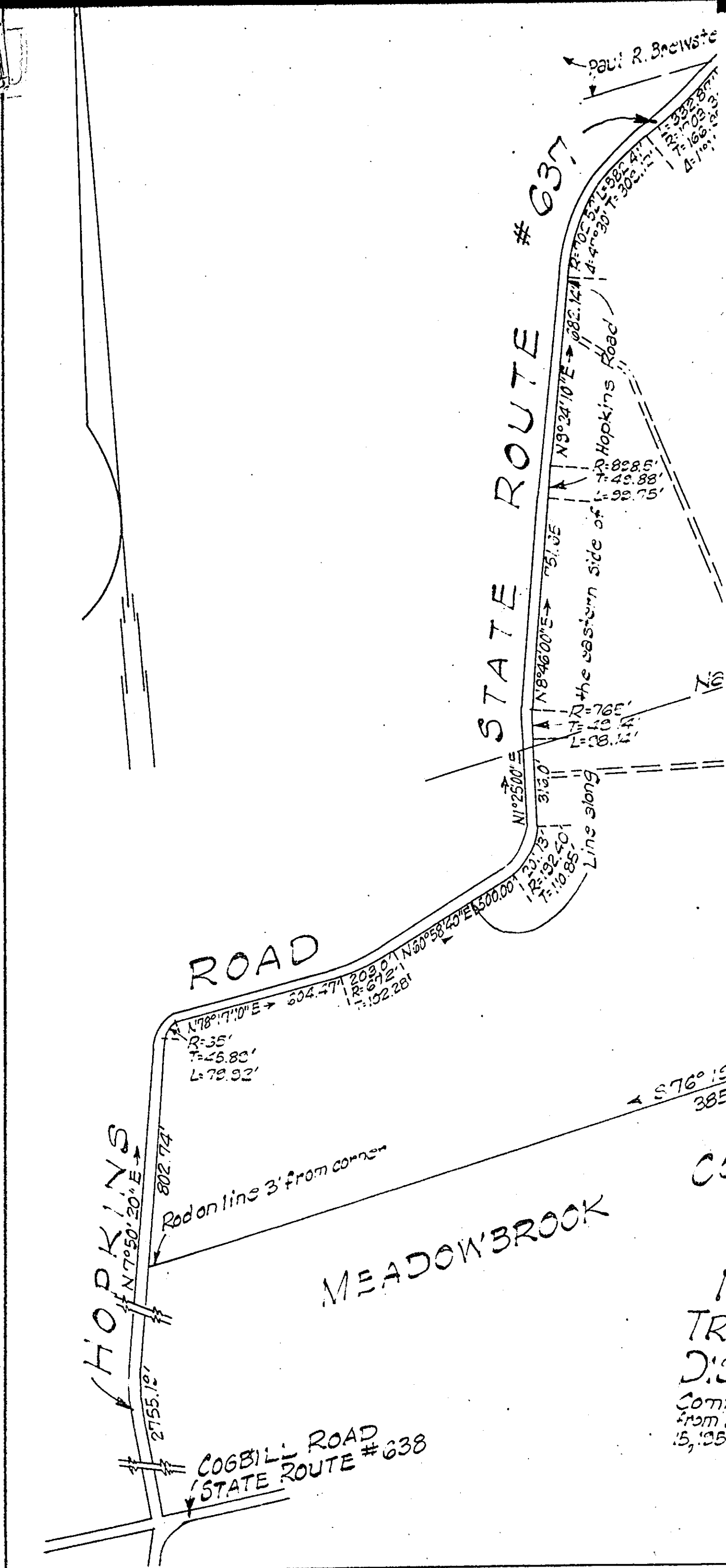
In the Clerk's Office of the Circuit Court of Stafford County, the
4th day of June, 1957, this deed was presented and
with the certificate plat, admitted to record at 12:15 o'clock P. M.
Recordation Tax \$ 474.00; I. R. Stamps, affixed & cancelled, \$ 260.70

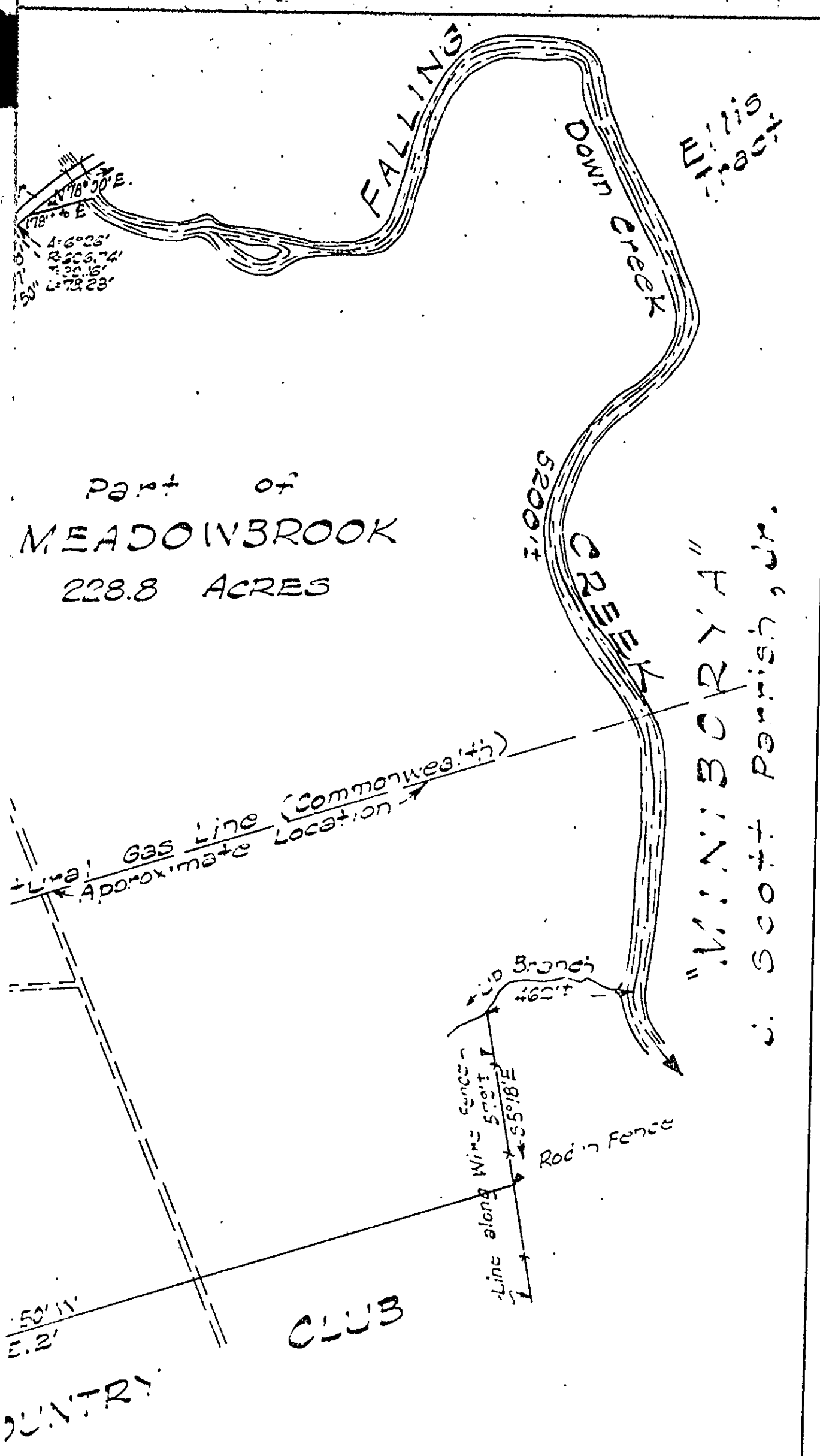
Tesic:

Lewis H. Taden, Clerk

*Plat
not a
copy*

458





Part of
MEADOWBROOK
228.8 ACRES

Gas Line (Commonwealth)
Approximate Location

COUNTRY CLUB

"MINIBORYA"
U. S. Scott Parrish, Jr.

459

MAP OF A PORTION OF MEADOWBROOK
TRACT CONTAINING 228.8 ACRES IN DALE
DISTRICT, CHESTERFIELD CO., VA.

Filed May 29, 1958
Surveys made Oct.
1 and Aug. 2, 1957

Scale: 1" = 400'

LaPrade Bros.
Civil Engineers
Richmond, Va.

File: Dale-C