

#678 Examined, verified & mailed to
Grantee
May 1970.

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THIS DEED, made this 17th day of December, 1969, by and between Jamie D. Parker and R. E. Parker, her husband, Nellie D. Horton, widow, Helen B. Duke, unmarried, and Eloise D. Pearce and Graxton A. Pearce, her husband, of Nansemond County, Virginia, parties of the first part, and William L. Fentress, of Chesapeake, Virginia, party of the second part:-

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS, (\$10.00), and other good, legal and valuable considerations, the receipt of which is hereby acknowledged, the said parties of the first part hereby grant, bargain, sell and convey, with GENERAL WARRANTY, unto the said party of the second part the following described property, to-wit:-

All of that certain tract, piece or parcel of land lying, situate and being in Cypress Magisterial District, Nansemond County, Virginia, containing a total of 107.1 acres, more or less, as shown on that certain plat entitled "Plat Showing Property of Phillip Duke Estate, Cypress District, Nansemond Co.," dated April 19th, 1969, by Roy Brinkley, C. L. S., on which plat the property hereby conveyed is shown as two parcels, one containing 62.50 acres, more or less, on the West side of Hosier Road and the other containing 44.60 acres, more or less, on the East side of Hosier Road. The said plat is attached hereto and expressly made a part of this deed, reference to which is hereby made for a complete and accurate description of the property hereby conveyed by metes and bounds.

This being a portion of the property of which James P. Duke died seized and possessed and by his last will and testament, duly of record in the Clerk's Office of the Circuit Court of Nansemond County, Virginia, in Will Book 12, page 127, devised by him to his widow, Mattie D. Duke, for life, with remainder to his children. He was survived by his widow, Mattie B. Duke, and five children, as will appear from a list of heirs filed in the aforesaid Clerk's Office in Will Book 12, at page 128. One of the heirs, Katherleen Duke, who is now Katherleen Duke Rountree, conveyed her interest in the aforesaid property to Jamie Duke Parker and Helen B. Duke by deed duly of record in the aforesaid Clerk's Office in Deed Book 320, at page 228, and by deed of correction duly of record in the aforesaid Clerk's Office in Deed Book 326, at page 624. The said Mattie D. Duke is now deceased and the grantors herein, together with Katherleen Duke Rountree, constitute all of the children and sole heirs-at-law of James P. Duke, deceased.

This conveyance is made expressly subject to that certain deed from Parker Duke and wife to The Suffolk and Carolina Railway

WILLIAM
WELLINGTON JONES
ATTORNEY AT LAW
310-312 PROFESSIONAL
BUILDING
SUFFOLK, VIRGINIA

Company, dated July 16th, 1884, and duly of record in the aforesaid Clerk's Office in Deed Book 13, at page 386; and also subject to that certain easement of right of way, dated September 13th, 1926, to Virginia Electric and Power Company, of record in the aforesaid Clerk's Office in Deed Book 112, at page 110, and to easement recorded in Deed Book 324, page 180.

Subject to the foregoing, the parties of the first part covenant that they have the right to convey the said land to the grantee; that they have done no act to encumber the said land; that the grantee shall have quiet possession of the said land, free of all encumbrances, and that they, the said parties of the first part, will execute such further assurances of the said land as may be requisite.

WITNESS the following signatures and seals:-

Jamie D. Parker (SEAL)
Jamie D. Parker

R. E. Parker (SEAL)
R. E. Parker

Nellie D. Horton (SEAL)
Nellie D. Horton

Helen B. Duke (SEAL)
Helen B. Duke

Eloise D. Pearce (SEAL)
Eloise D. Pearce

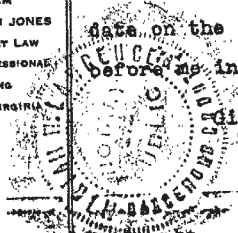
Graxton A. Pearce (SEAL)
Graxton A. Pearce

STATE OF VIRGINIA,

County of Nansemond, to-wit:-

I, Miriam H. Lawrence, a Notary Public in and for the County aforesaid, in the State of Virginia, do certify that Jamie D. Parker and R. E. Parker, her husband, Nellie D. Horton, Helen B. Duke and Eloise D. Pearce and Graxton A. Pearce, her husband, whose names are signed to the foregoing writing bearing date on the 17th day of December, 1969, have acknowledged the same

WILLIAM
WELLINGTON JONES
ATTORNEY AT LAW
310-312 PROFESSIONAL
BUILDING
SUFFOLK, VIRGINIA



before me in my County aforesaid. My commission expires: 3/6/72
Given under my hand this 16th day of MARCH, 1970.

Miriam H. Lawrence
Notary Public.

VIRGINIA: In the Clerk's Office of the Circuit Court of Nansemond County, the 19th day of May, 1970.

This Deed with Plat attached hereto with the certificate annexed was presented for, and admitted to record at 3:00 P. M., and I certify that a tax of \$36.00 imposed by Sec. 58-54(b) of the 1950 Code of Virginia has been paid.

Teste: John H. Powell, Clerk

ST. TAX \$54.00

By: Glenn H. Morgan, D. C.

(CALEB BUSBY FARM)
P. B 9-P-67

6250 Ac⁺
West side of Hosier Road

UNION. BAG. CAMP CORP
PLAT BOOK 4 PAGE 36
Sweveyed-1922

CONTENTS
63.50 - WEST SIDE OF HOSIER ROAD
44.60 - AC EAST SIDE OF HOSIER ROAD

LOUISIANA: In the Clerk's Office of the Circuit Court of Kansemond County, the 19th day of May, 1970. This Plat with Deed with the certificate annexed was presented for, and admitted to record at 3:00 P. M. ^{Teste: John H. B. [Signature]}

By:

"original"

PLAT SHOWING PROPERTY OF
PHILLIP DUKE ESTATE,
CYPRESS DISTRICT NINSEMOND CO.,
SCALE 1"=400' APRIL 19, 1969,
RAY BEINBOY C.L.S.

NAME: Walter H. Nagaw, D.C. SCALE 1"=400 APRIL
 ROOM: N. 100 FOR BEINKLEY C.L.S.

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DB 178-P 31 PAGE-173
SEE PLAT BOOK 2 PARKER
INITIETTE SURVEY MADE 1902

Rd. of Swamp
2000 ft.
AA. 60 AC
EAST SIDE OF
HOSIER ROAD

CULVERT
WESTSIDE OF
43 RD COO.

1225
Hosier Road

393.
TO WEST SIDE OF
VA Rt 604

$\lambda = 00^\circ W - 17$
e
 $\lambda = 30^\circ W - 131$
e

~~N 85° 25' W 333' pine~~ ~~N 85° 55' W 490' pine~~

Due West
587.
stake

UNION. BAG. CAMP CORP
PLAT BOOK 4 PAGE 36
Sweveyed-1922

CONTENTS

62.50 ± WEST SIDE OF HOSIER ROAD
44.60 ± AC EAST SIDE OF HOSIER ROAD

107.10 AC. TOTAL +

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