

04051

D 1664 223

**PROOFED**

Consideration \$54,950.00  
Tax Map No.

Grantees' Address: 2712 Woodfern Court

Woodbridge, VA 22192-2040

THIS DEED, Made this 13th day of February, 1999, by and between **EASTERN VIRGINIA LAND COMPANY, INC.**, a Virginia corporation, Grantor, and **GREGORY L. CEBULA and DOROTHY J. CEBULA**, husband and wife, Grantees.

WITNESSETH: That for and in consideration of the sum of **TEN DOLLARS (\$10.00)** cash in hand paid, and other good and valuable consideration, receipt whereof is hereby acknowledged, grantor does hereby grant, bargain, sell and convey with General Warranty and Virginia Statutory Covenants unto the said **GREGORY L. CEBULA and DOROTHY J. CEBULA**, Grantees, Husband and Wife, as tenants by the entireties with the right of survivorship as at common law, in fee simple, the following described real estate, to-wit:

All that certain lot, piece or parcel of land located in Berkeley District, lying, being and situate in Spotsylvania County, Virginia, containing 20.0000 acres and shown as Parcel C on a plat of survey made by Paul F. McConnell, L.S., dated January 19, 1999 and recorded in the Circuit Court Clerk's Office of Spotsylvania County, Virginia, in Plat File 7, Pages 100-101.

Said real estate is conveyed together with and subject to a nonexclusive easement of right of way for ingress and egress from and to Marye Road or State Route 605. Said real estate is further conveyed subject to a 25 foot utility easement for the purpose of installing and maintaining utilities.

Said real estate is conveyed subject to the Declaration of Covenants, Conditions, Reservations, Restrictions and Easements, dated February 3, 1999, and recorded in the aforesaid Clerk's Office in Deed Book 1661, Page 165. Parcels A, B, C and E of the Briscoe property are subject to the terms of a road maintenance agreement recorded in the aforesaid Clerk's Office in Deed Book 1661, Page 169.

It being part of the real estate conveyed unto grantor by deed dated October 13, 1998 and recorded in Deed Book 1618, at Page 33.

**WITNESS THE FOLLOWING SIGNATURES AND SEAL:**

Prepared by  
& return to:

CARROLL E. SMITH  
ATTORNEY AT LAW  
2020-A LAFAYETTE BLVD  
FREDERICKSBURG, VA 22401-2226

RETD MAR 04 1999

B 1664 224

EASTERN VIRGINIA LAND COMPANY, INC.

By Joseph W. Reed  
President

STATE OF VIRGINIA

CITY OF FREDERICKSBURG, to-wit:

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of February, 1999 by Joseph Reed, President of Eastern Virginia Land Company, Inc., on behalf of the corporation.

My commission expires 6/30/02.

Luzanne Markert  
Notary Public



Virginia, Spotsylvania County, to-wit:  
In the Clerk's Office of the County and State aforesaid the 17 day of February, 19 99, at 11:57 o'clock A M., the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgment.  
The tax imposed by Section 58.54-1 in the amount of \$ 55.00 has been paid

Teste: Linda Johnson Clerk

CLERK'S OFFICE  
CIRCUIT COURT  
SPOTSYLVANIA CO., VA.  
FEB 17 11 57 AM '99  
RECORDED

CARROLL E. SMITH  
ATTORNEY AT LAW  
200 S. LAFAYETTE BLVD.  
FREDERICKSBURG, VA 22401-2228