

Fruehbrot
207 Forest Drive
Quinton, Va. 23141
4/20/89

THIS DEED, Made this 14th day of March, 1989, between MARY C. SIBLEY, widow, party of the first part; and JERRY L. FRUEHBRODT and CAROL ANN FRUEHBRODT, husband and wife, 207 Forest Drive, Quinton, Virginia 23141, parties of the second part:

W I T N E S S E T H :

That for and in consideration of ten dollars (\$10.00) cash in hand paid and other good and valuable consideration, the receipt whereof is hereby acknowledged, the party of the first part does grant and convey with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE unto the parties of the second part, as tenants by the entirety with right of survivorship as at common law, the following-described property, to-wit:

All that certain piece, parcel or lot of land, together with the improvements thereon and the appurtenances thereunto belonging, situate, lying and being in the Village of Mathews, in the Westville Magisterial District of Mathews County, Virginia, containing 0.1268 of an acre according to the plat of survey hereinafter mentioned, be the same more or less, and bounded as follows: On the North by a private road known as Maple Avenue; on the East by the land now or formerly of the County of Mathews; on the South by the land now or formerly of the County of Mathews and the land now or formerly of Thomas Witt Hix, Trustee; and on the West by State Highway Route No. 14; and being more fully and accurately described on the plat of survey made by Wayne E. Lewis (of Keller, Lewis and Associates, P.C.), Land Surveyor, dated March 10, 1989, a copy of which plat is hereto attached and made a part of this deed and to be recorded herewith.

Said land is a portion of a .256 acre parcel of land, a one-half undivided interest in which was conveyed to Cecil M. Sibley by deed of F. Joseph Sibley and wife, dated December 13, 1945, and recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Deed Book 40, Page 361. The remaining one-half undivided interest in the land herein conveyed (erroneously described as containing .155 of an acre) was conveyed to the said Cecil M. Sibley by deed of Helen Miller Sibley, widow, dated April 5, 1948, and recorded in said clerk's office in Deed Book 43, Page 288. The said Cecil M. Sibley died October 29, 1987, and by his last will and testament recorded in said clerk's office in Will Book 17, Page 537, he devised his residuary estate, which included said land, to his wife, the said Mary C. Sibley.

This conveyance is made subject to all conditions, restrictions and easements of record, if any, and to all easements and encroachments presently existing and visible, whether of record or not, affecting the title to said property.

WITNESS The following signatures and seals:

Mary C. Sibley (SEAL)
MARY C. SIBLEY

State of Florida

City/County of Palm Beach, to-wit:

The foregoing instrument was acknowledged before me this 16th day of MARCH, 1989, by MARY C. SIBLEY.

J. C. Reid
NOTARY PUBLIC

My Commission expires: 5-14-90

PLACE SEAL HERE:

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
KANE COUNTY, March 17, 1989.
This instrument was presented with certificate annexed
admitted to record at 3:35 o'clock P. M. is
recorded, after payment of 40.00 imposed
by Sec. 58.1-802. Taxes

E. E. Callahan
Clerk

PLAT RECORDED IN PLAT BOOK #17, PAGE 73.