

Route 6, Box 138
Mechanicsville, VA 23111
11-6-85

83-A-49
27.85 acres

BOOK 295 PAGE 543

THIS DEED, Made this 18th day of October, 1985, by and between BESSIE M. JONES, divorced, party of the first part, GRANTOR; and L. W. HUGHES, as his sole and separate estate, party of the second part, GRANTEE.

WITNESSETH:

That for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations, cash in hand paid to the party of the first part by and from the said party of the second part, the receipt of which is hereby acknowledged, the said party of the first part doth hereby grant and convey to and unto the said party of the second part, L. W. Hughes, as his sole and separate estate, with General Warranty, the following described real estate, to-wit:

All that certain tract of land with all appurtenances thereto belonging or in anywise thereunto appertaining, lying, being and situate in Reedy Church Magisterial District, Caroline County, Virginia, located near Dry Bridge, on Route #752 and bounded by the land of Virginia A. Brown on the North and East; by the R. F. & P. Railroad on the West, and containing in area 34.50 acres, more or less, LESS AND EXCEPT, however, three acres, more or less, heretofore conveyed to Virginia A. Brown, and three acres, more or less, previously conveyed to L. W. Hughes from this tract, as described on a plat of survey made by T. L. Bays, CLS, dated September 4, 1971, recorded in the Office of the Clerk of the Circuit Court of Caroline County, Virginia, in Deed Book 191, page 441; reference to said plat is hereby made for a further and more particular description of the real estate herein conveyed.

Being a portion of the same real estate conveyed to Bessie M. Jones by deed dated February 10, 1972, from Virginia A. Brown, et als, a portion of the Newman Anderson Estate, recorded in the above mentioned Clerk's Office in Deed Book 191, page 442.

This conveyance is made to the said L. W. Hughes as his sole and separate equitable estate, free from the debts, controls and marital rights, including dower of any present or future wife that he may have; he may encumber said property or convey the same by his sole act without the union of his said wife in any deed or conveyance that he may make with reference thereto, and he shall in all respects hold and dispose of said property just as though he were unmarried.

The Grantor covenants with the Grantee that she has lawful right and power to sell and convey said land; that she has done no act to encumber the same; that said Grantee shall have quiet and peaceable possession of said land, free from all encumbrances; and that said Grantor will execute such further assurances of said land as may be requisite.

Consideration: \$17,000 -

Witness the following signature and seal.

Bessie M. Jones SEAL
Bessie M. Jones

STATE OF VIRGINIA

COUNTY OF CAROLINE, to-wit:

The foregoing Deed, dated October 18, 1985, was acknowledged by Bessie M. Jones before me in my jurisdiction aforesaid this the 23 day of October, 1985.

My Commission expires June 2, 1987.

Robert B. Deyle
Notary Public

Submitted to	Notary's Office of
Caroline	Virginia
Date	<u>23rd Oct 19 85</u>
At	<u>3:18 PM</u> Recorded in
Book	<u>295 443</u>
St.	<u>25.50</u>
Cor.	<u>8.50</u>
Tra.	<u>1.10</u>
Res.	<u>10.00</u>
Plats	<u>0.00</u>
SB-54 Tax	<u>8.50 18.50</u>
Total	<u>62.00</u>

L. D. HARRIS, CLERK