

L. W. Hughes
Route 6, Box 138
Mechanicsville, VA 23111
.11-6-85

83-A-49B
2.95 acres

BOOK 295 PAGE 541

THIS DEED, Made this 10th 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 in equity, 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 or parcel 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, containing in area three (3) acres, more or less, bounded on the North by Route #752; on the East by the land now or formerly owned by the Thomas Anderson Estate; and on the South by State Route #604, and being further described by 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, and being shown thereon as being triangular in shape and coming to a point at the Western intersection of Routes 752 and 684, and being all the land owned by the Grantor lying between the two roads. Reference to said plat is hereby made for a more particular description of the land 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: \$3000

Witness the following signature and seal.

Bessie M. Jones - SEAL
Bessie M. Jones

STATE OF VIRGINIA

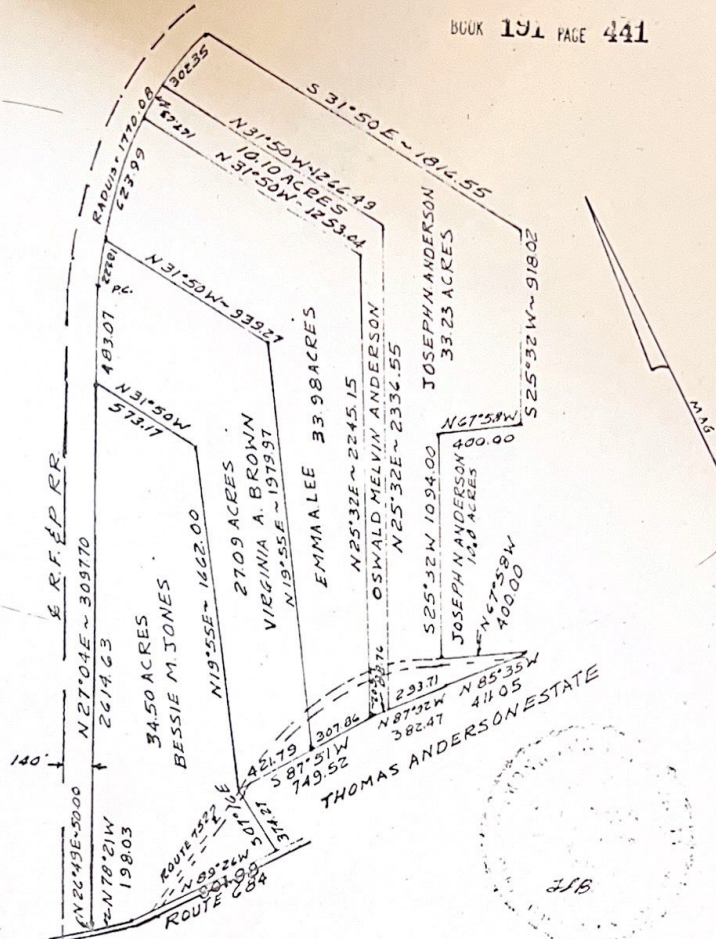
COUNTY OF CAROLINE, to-wit:

The foregoing Deed, dated October 18, 1985, was acknowledged by Bessie M. Jones before me in my jurisdiction aforesaid this the 13 day of October, 1985.

My Commission expires June 2 1987.

John B. Douglas
Notary Public

Notary Public	Office of
Caroline	Virginia
The <u>23rd</u>	<u>Oct</u> <u>1985</u>
At	
Vol. <u>295</u>	<u>441</u>
Stamps	4.50
Notary	1.50
Notary	1.00
Notary	10.00
Notary	
ES-S	1.50 / 1.50
Total	20.00



PLAT SHOWING THE DIVISION OF THE
 NEWMAN ANDERSON ESTATE
 BY HIS WILL
 REEDY CHURCH DIST. CAROLINE CO., YA.
 SCALE: 1" = 600' SEPT 4, 1971

- (1) SPECIAL DESIGN SHOULDER SLOT INLET TYPE I
- (2) TO OUT
25'-15" CORR. PIPE REQ'D
1-30" BEND JOINT REQ'D
1 EW-1 REQ'D. RT. 55'-5" KEW
STD. EC-1 REQ'D
2.0 TONS TYPE "A"
2.0 50 YDS. RIP RAP
FILTER CLOTH REQ'D
- (3) SPECIAL DESIGN SHOULDER SLOT INLET TYPE I
- (4) TO OUT
30'-15" CORR. PIPE REQ'D
1-30" BEND JOINT REQ'D
1 EW-1 REQ'D. 60' SKEW
STD. EC-1 REQ'D
2.0 TONS TYPE "A"
2.0 50 YDS. RIP RAP
FILTER CLOTH REQ'D
- (5) 24'-12" PIPE REQ'D (2' COV.) ENT. RT.
- (6) 24'-12" PIPE REQ'D (1' COV.) ENT. RT.
- (7) 62'-18" PIPE REQ'D (7' COV.) INV. (N) 225.5 INV. (OUT) 216.0 2 ES-1 OR 2 REQ'D.
STD. EC-1 REQ'D.
2.6 TONS TYPE "A"
2.6 50 YDS. RIP RAP
FILTER CLOTH REQ'D

DASHED LINE DENOTES APPROX. LIMITS OF GRADING

FIDELITY PROPERTIES, L.T.D.
DB 347 P 316
96.4 AC.

STA. TO STA. SIDE
23+00 23+50 RT
23+00 23+00 LT

(003)

(004)

(005)

(006)

(007)

(008)

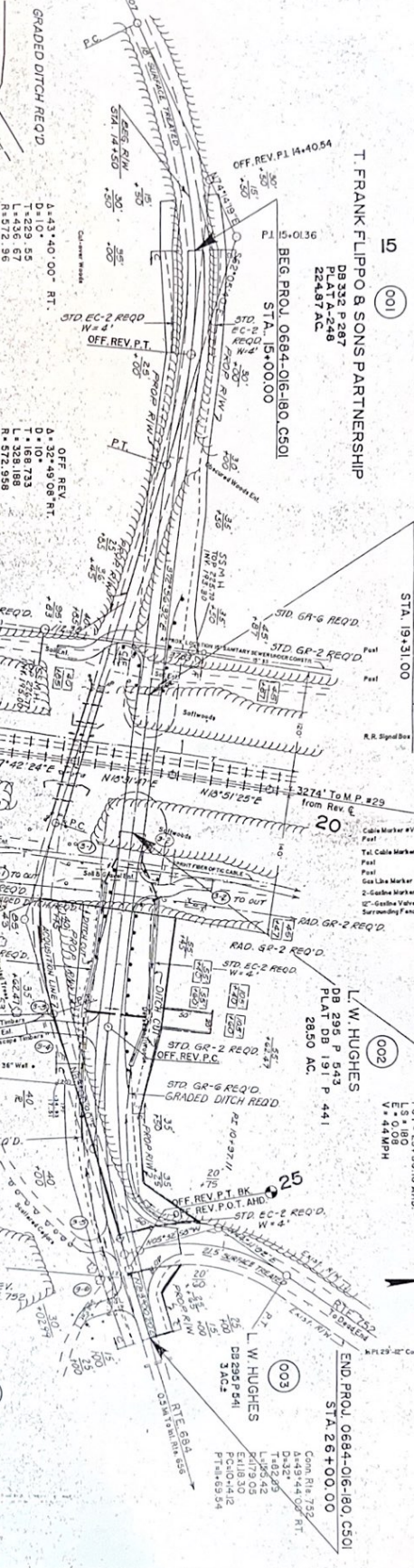
(009)

(010)

(011)

(012)

(013)



T. FRANK FLIPPO & SONS PARTNERSHIP
DB 329 P 297
PL 272 P 248
224.87 AC.

END PROJ. 0684-016-180, B626
STA. 19+31.00

END PROJ. 0684-016-180, B626
STA. 20+69.00

END PROJ. 0684-016-180, C501
STA. 26+00.00

SEE STD. WP-1 FOR PAVEMENT WIDENING FOR BRIDGE
4-FIXED OBJECT ATTACHMENTS
STD. GR-FOA-2 REQ'D.

PERM. DRAIN ESMT REQ'D FOR MAINT. OF OUTFALL APPROX. 50' L x 20' W

OFF. REV. P.I. 14+40.54
P.I. 15+01.36
BEG. PROJ. 0684-016-180, C501
STA. 13+00.00

OFF. REV. P.I. 23+64.53
OFF. REV. P.I. 23+64.53

OFF. REV. P.I. 23+64.53
OFF. REV. P.I. 23+64.53

OFF. REV. P.I. 23+64.53
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OFF. REV. P.I. 23+64.53
OFF. REV. P.I. 23+64.53

OFF. REV. P.I. 23+64.53
OFF. REV. P.I. 23+64.53

NO.	DATE	REVISION	BY	CHKD.
1	5-1-51	ISSUED FOR CONSTRUCTION		
2		DESIGN FEATURES RELATING TO CONSTRUCTION ARE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT		
3		PERM. DRAIN ESMT REQ'D FOR MAINT. OF OUTFALL APPROX. 50' L x 20' W		
4		SEE STD. WP-1 FOR PAVEMENT WIDENING FOR BRIDGE		
5		4-FIXED OBJECT ATTACHMENTS		
6		STD. GR-FOA-2 REQ'D.		

NO.	DATE	REVISION	BY	CHKD.
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4		SEE STD. WP-1 FOR PAVEMENT WIDENING FOR BRIDGE		
5		4-FIXED OBJECT ATTACHMENTS		
6		STD. GR-FOA-2 REQ'D.		

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5		4-FIXED OBJECT ATTACHMENTS		
6		STD. GR-FOA-2 REQ'D.		

134-B

THESE PLANS ARE DIMENSIONED AND SET OUT TO BE USED FOR ANY TYPE OF CONSTRUCTION

RICHMOND, FREDERICKSBURG, & POTOMAC RAILROAD COMPANY
DB 69 P 402
DB 69 P 436
DB 95 P 507
DB 95 P 528

NOTE: DASHED LINE DENOTES OFFICE REV. & TO BE USED.
NOTE: FIGURES IN BRACKETS AND DOTTED DASHED LINES DENOTES PERMANENT CASEMENTS.

SCALE
0 50 100