

Instrument Control Number

904935

BOOK 1015 PAGE 875

**Commonwealth of Virginia  
Land Record Instruments  
Cover Sheet - Form A**

[ILS VLR Cover Sheet Agent 1.0.93]

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Date of Instrument: [12/9/2009 ]

Instrument Type: [DG ]

Number of Parcels [ 1 ]

Number of Pages [ 3 ]

City  County  [Caroline County ] (Box for Deed Stamp Only)

**First and Second Grantors**

| Last Name | First Name  | Middle Name or Initial | Suffix |
|-----------|-------------|------------------------|--------|
| [ADAMS ]  | [LORRAINE ] | [M ]                   | [ ]    |
| [ ]       | [ ]         | [ ]                    | [ ]    |

**First and Second Grantees**

| Last Name | First Name | Middle Name or Initial | Suffix |
|-----------|------------|------------------------|--------|
| [ADAMS ]  | [KYM ]     | [M ]                   | [ ]    |
| [ ]       | [ ]        | [ ]                    | [ ]    |

Grantee Address (Name) [KYM M. ADAMS ]  
 (Address 1) [329 CROPP ROAD ]  
 (Address 2) [ ]  
 (City, State, Zip) [FREDERICKSBURG ] [VA] [22406 ]

Consideration [0.00 ] Existing Debt [0.00 ] Assumption Balance [0.00 ]

Prior Instr. Recorded at: City  County  [Caroline County ] Percent. in this Juris. [ 100 ]  
Book [ ] Page [ ] Instr. No [ ]

Parcel Identification No (PIN) [ ]

Tax Map Num. (if different than PIN) [72-5-1 ]

Short Property Description [ ]

Current Property Address (Address 1) [ ]

(Address 2) [ ]

(City, State, Zip) [ ] [ ] [ ]

Instrument Prepared By [ ]

Recording Paid for By [ ]

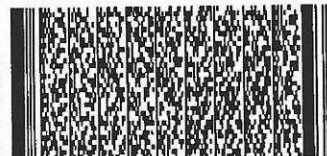
Return Recording To (Name) [KYM M. ADAMS ]

(Address 1) [329 CROPP ROAD ]

(Address 2) [ ]

(City, State, Zip) [FREDERICKSBURG ] [VA] [22406 ]

Customer Case ID [ ] [ ] [ ]



Consideration \$0  
Tax Map No: 72-5-1  
Grantee Address: 329 Cropp Road  
Fredericksburg, VA 22406

Document Prepared By:  
**John E. Pruitt, Jr.**  
3000 Mall Court  
Fredericksburg, VA 22401

**\*\*THIS DEED PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION\*\***

**This Deed of Gift**, made this 9<sup>th</sup>, 2009, by and between **LORRAINE M. ADAMS**, widow, party of the first part ("Grantor"); and **KYM M. ADAMS**, party of the second part ("Grantees").

-Witnesseth-

That for and in consideration of the love and affection which the party of the first part has for the party of the second part, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with General Warranty and English Covenants of title, unto the Grantee, **KYM ADAMS**, in fee simple, all the following described lot or parcel of land together with improvements thereon, situate, lying and being in the **County of Caroline**, State of Virginia:

**All that certain lot, piece, or parcel of land with improvements thereon and appurtenances thereto belonging, lying and being in Bowling Green Magisterial District, Caroline County, Virginia, and designated as Parcel A, containing 30.698 acres, more or less, as shown on Family Subdivision Plat, by Webb and Associates, dated September 25, 2009, a copy of which is recorded together herewith in the Clerk's Office of the Circuit Court of Caroline County, Virginia.**

-2-

**Being part of the same property that was conveyed unto George S. Adams and Lorraine M. Adams, husband and wife, by Deed from Richard Talmadge Selph and Wahnetah K. Selph, dated November 17, 1987, and recorded in the aforesaid Clerk's Office in Deed Book 318, Page 218. George S. Adams departed this life on October 12, 2000, vesting fee simple title in his wife, Lorraine M. Adams by virtue of survivorship.**

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspection.

The said Grantor covenants that she has the right to convey the said land to the said Grantees; that she has done no act to encumber the same; that the Grantees shall have quiet possession of the said land; free from all encumbrances except mentioned herein, and that it, the said Grantor, will execute such further assurances of the land as may be requisite.

The lot conveyed herein is created by a family division of land and is subject to the following:

1 – The grantee is an immediate family member of the owner(s) who are immediate family members, as defined in this ordinance.

2 – No previous transfer under this provision has been granted to the grantee in this county.

3 – The will not be voluntarily transferred to a non-immediate family member for at least five (5) years except in accordance with paragraph thirteen (13) of the subdivision ordinance. Nothing in this section shall prohibit the

-3-

subsequent or simultaneous transfer of a shared interest to the spouse of the grantee.

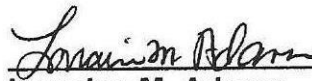
4 – When creating more than two (2) lots, a road maintenance agreement on perpetuity must be executed between the property owners with a statement that the owners will not request to be included in the Virginia Department of Transportation Rural Addition Program.

5 – The grantee is 18 years of age and able to hold real property under the laws of Virginia.

6 – The purpose of the transfer is to provide for the housing needs of the grantee.

7 – The transfer is not for the purpose of circumvention of the Subdivision Ordinance.

Witness the following signature and seal:

  
Lorraine M. Adams

(SEAL)

State of Virginia

City/County of Fredericksburg ) to wit:

The foregoing deed of gift was acknowledged before me on December 9th, 2009, by Lorraine M. Adams.

  
Notary Public  
My commission expires:

CONNIE B. KELSO  
NOTARY PUBLIC-REGISTRATION # 278224  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
AUGUST 31, 2011

VIRGINIA: In the Clerk's Office of the  
 Circuit Court of Caroline County. The  
 foregoing instrument was this day presented  
 in the office aforesaid and is, together with  
 the certificate of acknowledgment annexed,  
 admitted to record this <sup>9th</sup> day of  
 December, 2009 3:36 PM.  
 The tax imposed by §§81-1-802 of the Code  
 has been paid in the amount of \$.....  
 Teste *[Signature]* Clerk