

Prepared By: Eastern Woodlands Corp.
Return after recordation to: Thomas L. Lord, 9 Stratford ^{Garden} Gordon Ct, Silver Spring, MD 20904

Part of Tax Map 13-A-5

THIS DEED, made and entered into this 21st day of May, 2004, by and between Eastern Woodlands Corp., a Virginia corporation, and Dixie Land Corp., a Virginia corporation Grantor; and Thomas L. Lord and Victoria A. Lord, husband and wife, Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (10.00) and other good and valuable consideration, cash in hand paid by Grantee to the Grantor, the receipt thereof is hereby acknowledged, the said Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS of title, the following described property, to-wit:

All that certain tract or parcel of land together with any improvements thereon and all appurtenances thereto belonging, lying, being and situate in the Newville Magisterial District, Sussex County, Virginia, containing 23.99 acres, more or less, being designated and shown as Lot 20 on a plat thereof made by Todd A. Lenning, Land Surveyor, dated May 18, 2004, entitled "Subdivision Map Showing Sweet Gum Corner Surveyed for Eastern Woodlands Corporation and Dixie Land Corporation"; TOGETHER WITH an easement for ingress and egress, and for the installation of utility lines needed to serve said parcel, over that "60' Ingress/Egress & Utility Easement" as a means of ingress and egress to and from State Route 625.

Being a portion of the same property conveyed to Eastern Woodlands Corp. and Dixie Land Corp. by deeds dated March 12, 2004, recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Deed Book 201 Page 72.

This conveyance is also made expressly subject to all conditions, restrictions, reservations, and/or easements of record or apparent on the ground to the extent that they may lawfully apply.

RESERVATION: Grantor hereby reserves all timber and trees on the property described above through October 9, 2005. Grantor shall release the land in the event the timber is harvested prior to the expiration date of October 9, 2005.

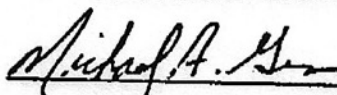
WITNESS the following signatures and seals;

EASTERN WOODLANDS CORP.

 (SEAL)

Jonathan D. Feldman, President

DIXIE LAND CORP.

 (SEAL)

Michael A. Gunn, President

