

CLR240000172

THE ATTORNEY WHO PREPARED THIS DEED HAS NOT PERFORMED A TITLE EXAMINATION
OF THE SUBJECT PROPERTY AND THEREFORE MAKES NO OPINION OR WARRANTY
AS TO THE TITLE OF THE PROPERTY

Tax Map: 27-A-139	Consideration \$175,000.00
Tax Map: 27-A-91	Assessed Value \$78,000.00
Tax Map: 27A-135	Assessed Value \$85,100.00
Tax Map: 27-A-98	Assessed Value \$13,800.00
Tax Map: 27-A-93	Assessed Value \$3,700.00
Tax Map: 27-A-90	Assessed Value \$46,400.00
Tax Map: 27-A-92	Assessed Value \$3,800.00
	Assessed Value \$5,300.00

THIS DEED, made this 13 day of February, 2024, by and between William
T. WELLS, JR., as party of the first part, hereinafter called the Grantor, and David W. FLOYD
and Christine FLOYD, husband and wife, as parties of the second part, whose mailing address is
2635 Forge Rd., Toano, VA 23168, hereinafter called the Grantees;

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in
hand paid by the Grantees to the Grantor, and other good and valuable consideration, receipt
whereof is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and
CONVEY with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE unto the
Grantees, as tenants by the entirety with the right of survivorship as at Common Law, the
following described property to-wit:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

Title Insurance Underwriter:
First American Title Ins. Co.

RETURN TO:
First Virginia Title and Escrow, LLC
223A Bulifants Blvd.
Williamsburg, VA 23188

PREPARED BY:
William F. Miller, P.C.
210 Parkway Drive
Williamsburg, VA 23185
VSB #14022

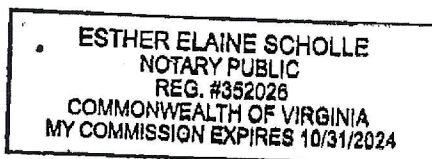
WITNESS the following signature and seal:

 (SEAL)
WILLIAM T. WELLS, JR.

STATE OF VIRGINIA
CITY/COUNTY OF Waynesboro, to-wit:

I, Esther Scholle, a notary public of the City/County of
Waynesboro, State of Virginia, do hereby certify that William T. Wells, Jr., whose name is
signed to the writing above bearing date on the 13 day of February, 2024, has acknowledged
the same before me in my jurisdiction aforesaid.

Given under my hand this 13 day of February, 2024.




NOTARY PUBLIC
My Commission Expires: 10/31/24
Registration No.: 352026

Exhibit A

Legal Description

The Land referred to herein below is situated in the County of Mathews, State of Virginia, and is described as follows:

Tract A - (Information Purposes Only: Tax Map 27-A-139)

ALL that certain piece, parcel or tract of land, together with the appurtenances thereunto belonging, including all riparian rights and rights-of-way, situate, lying and being in the Westville Magisterial District of Mathews County, Virginia, containing 65.923 acres, more or less, being conveyed in gross and not by the acre, and bounded and described as follows:

Beginning at the southeast corner of the land now or formerly of Jacqueline M. Falk, designated as Station 1 on the plat of survey of Lot No. 1 made by S. J. Foster, Surveyor, and recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Deed Book No. 16, Page 653, and running thence with the said land now or formerly of Jacqueline M. Falk S. 78° W. to Station 4 of Lot No. 3 shown on said plat; thence continuing with the said land now or formerly of Jacqueline M. Falk S. 78° W. 2.33 chains to Station 5 of said Lot No. 3; thence with the land now or formerly of the estate of H. L. Morgan S. 45 3/4° E. to Station 3 of Lots No. 3 and 4 shown on said plat; thence with the said land now or formerly of the estate of H. L. Morgan N. 63 1/3° W. 7.17 chains to Station 2 of Lot No. 4 shown on said plat; thence in a straight line in a southwesterly direction to Station 28 on the plat of survey made by G. W. Bohannon, Surveyor, dated October 18, 1882, and recorded in said Clerk's Office in (old) Plat Book No. 1, Page 321; thence with the land now or formerly conveyed by Amber O. Grinnell by deed, first, S. 42 1/3° E. 2.15 chains to Station 29 on the last-mentioned plat, thence S. 40 1/2° E. 9.97 chains to Station 30 on said plat, thence 40 1/2° E. 6.26 chains to Station 31 on said plat, thence S. 10 1/2° E. 8.21 chains to Station 32 on said plat; thence with the marshland now or formerly conveyed by Lilly Butts Hudgins, et al by deed, S. 40 1/2° E. 19.21 chains to Station 35 shown on the plat last mentioned above; thence continuing the same course to low water mark of Garden Creek; thence in a northeasterly direction with the meanderings of Garden Creek at low water mark to the division line between the land herein described and the land now or formerly of Richard Lee Stewart and Betsy Ann Stewart; thence in a northwesterly direction with the said land now or formerly of Richard Lee Stewart and Betsy Ann Stewart, along the center of a winding ditch, to Station 27 shown on said plat; thence with the land now or formerly of the estate of R. J. Sadler to Station 24 on the last-mentioned plat; thence with the land now or formerly of James W. Wood and Francine O. Wood N. 66 3/4° W. 7.08 chains to Station 23 on said plat; thence with the land now or formerly of James W. Wood and Francine O. Wood N. 1 1/2° W. according to the last-mentioned plat, to Station 1 on the plat first above-mentioned made by S. J. Foster, the point of beginning.

SAVE AND EXCEPT THEREFROM that certain parcel of land containing 4.077 acres, more or less, heretofore now or formerly conveyed by Herbert F. Smith and Edith G. Forbes et al by Deed dated October 17, 1972, and recorded in the aforesaid Clerk's Office in Deed Book No. 88, Page 469, to which deed and the plat of survey referred to therein reference is hereby made.

Tract B - (Information Purposes Only: Tax Map 27-A-91)

ALL that certain piece, parcel or tract of land, together with the appurtenances thereunto belonging, including all riparian rights and rights-of-way, situate, lying and being in the Westville Magisterial District of Mathews County, Virginia, containing one hundred thirty and fifteen hundredths (130.15) acres, more or less, the same being conveyed in gross and not by the acre, and bounded as follows:

On the North by the land now or formerly of W. S. Hudgins, Lemuel S. Brown and Mabel H. Brown; on the Northeast by the land now or formerly conveyed by William E. Moorman, Jr., and Shirley J. Moorman by deed; on the Southeast and South by Garden Creek; and on the West by the land now or formerly owned by J. Frank Diggs; and being more fully and accurately described as all of the land shown as the marsh land containing 96.658 acres, more or less, and all of the land shown as the timbered and marsh land containing 42.239 acres on the plat of survey made in October 1882,, by G. W. Bohannon, Surveyor of Mathews County, recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Land Book No. 1, Page 321.

Less and Except for the three portions of the timbered and marsh land containing 42.239 acres, more or less now or formerly conveyed by Labin Hudgins and wife.

Tract C - (Information Purposes Only: Tax Map 27-A-135)

All those two certain pieces, parcels or lots of land, together with the appurtenances thereunto belonging, situate, lying and being in the Westville Magisterial District of Mathews County, Virginia, containing in the aggregate 9.2 acres, more or less, the same being old in gross and not by the acre, and bounded and described as follows:

Parcel No. 1

ALL that certain lot of land bounded as follows:

On the North by the land now or formerly of Carlton E. Goodwin and Carolyn V. Goodwin; on the East by the land now or formerly of G. G. Burroughs and Mae Burroughs; on the South by the land now or formerly of Jacqueline M. Falk and the land now or formerly of Inez B. Morgan; and on the West by State Highway Route No. 693.

Parcel No. 2

ALL that certain lot of land lying on both sides of State Highway Route No. 693 and bounded as follows:

On the North by the land now or formerly of William S. Hudgins and William S. Hudgins, Jr.; on the East by the land now or formerly of William S. Hudgins and William S. Hudgins, Jr., the land formerly owned by R. L. Morgan, deceased, and the land conveyed by William E. Moorman, Jr., and Shirley J. Moorman by deed; on the South by the land now or formerly of Ellen G. Hudgins and M. Jerome Hudgins; and on the West by the land now or formerly of William S. Hudgins and William S. Hudgins, Jr., and State Highway Route No. 693.

Less and Except that certain portion of land described as 4.077 Acres, more or less, conveyed to Edith G. Forbes, David K. Forbes, Melvin E. Forbes, William P. Forbes, Stanley R. Forbes and Nancy F. Hinnant by Deed recorded in the Clerk's Office of the Circuit Court for Mathews County,

Virginia, in Deed Book 88, page 469.

Tract D - (Information Purposes Only: Tax Map 27-A-98)

ALL that certain tract or parcel of land lying and being in Westville District, Mathews County, Virginia, containing 2.475 Acres, more or less, and shown and designated on a certain plat of survey made by Charles J. Kerns, C.L.S., dated December 14, 1981, entitled, "Map of 2.475 Acres, owned by Ellen G. Hudgins and M. Jerome Hudgins...", a copy of which is attached to that certain deed dated December 21, 1981 between Ellen G. Hudgins et als and William H. Ferguson, Jr., recorded in the Clerk's Office of the Circuit Court, County of Mathews, Virginia, in Deed Book 118, page 789, to which reference is hereby made for a more accurate and particular description of the land herein described.

Tract E - (Information Purposes Only: Tax Map 27-A-93)

ALL that certain piece, parcel or tract of land, together with the appurtenances thereunto belonging, including all rights-of-way, situate, lying and being in the Westville Magisterial District of Mathews County, Virginia, containing Thirty and Six Hundred Thirty-One Thousandths (30.631) Acres, more or less, according to the plat of survey hereinafter mentioned, the same being sold in gross and not by the acre, and bounded as follows: On the Northeast by the land now or formerly conveyed by William E. Moorman, Jr. and Shirley J. Moorman, by deed; on the Southeast and South by the land now or formerly conveyed by Lilly Butts Hudgins et al by deed; on the Southwest by the land formerly owned by J. Henry Owens, deceased; and on the Northwest by the land now or formerly of William H. Owens and Ruby Owens, the land now or formerly of Barry Owens and the land now or formerly of Ellen G. Hudgins and M. Jerome Hudgins; and being more fully and accurately described on the plat of survey made in October 1882, by G. W. Bohannon, Surveyor of Mathews County, recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Land Book No. 1, Page 321, on which plat said land is shown as the three parcels of timbered land containing 10.21 Acres, more or less, 10.211 Acres, more or less, and 10.21 Acres, more or less, respectively.

Tract F - (Information Purposes Only: Tax Map 27-A-90)

ALL that certain piece or parcel of land, together with appurtenances thereunto belonging, situate, lying and being in Westville Magisterial District, Mathews County, Virginia, containing 1.5 Acres, more or less, and bounded as follows:

On the North by the land now or formerly of Harry Owens; on the East by land now or formerly of Parrish Lumber Company; and on the South and West by land now or formerly of the Estate of C. E. Diggs.

Tract G - (Information Purposes Only: Tax Map 27-A-92)

ALL that certain piece, parcel or tract of land, situate, lying and being in Westville Magisterial District, Mathews County, Virginia, containing 3.5 Acres, more or less, and bounded as follows:

On the North by lands now or formerly belonging to the Estate of John Sadler, deceased, and the lands now or formerly of John W. Sours; on the South by land now or formerly of Labin Hudgins; on the West by land now or formerly of Labin Hudgins and land now or formerly belonging to the Estate of John Sadler, deceased.

Being a portion of the same property as that conveyed unto William T. Wells, Jr., by deed dated October 28, 2010 from Paul S. Bliley, Jr., Sole Acting Trustee, and West Point Log Corporation, a Virginia corporation and recorded in the aforesaid Clerk's Office as Instrument No. 100001647.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

INSTRUMENT 240000172
RECORDED IN THE CLERK'S OFFICE OF
MATHEWS COUNTY CIRCUIT COURT ON
FEBRUARY 15, 2024 AT 01:35 PM
\$236.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$118.25 LOCAL: \$118.25
ELIZABETH A. BROWN, CLERK
RECORDED BY: EAB

6

This plot represents 243.87 acres
of land the landed Estate of John
Forrest (dead) bounded as per plot
Milford Haven Mathews Va

Surveyed October 1882

Notes of Dower Abable Begin
at 1 $377\frac{1}{4}^{\circ}$ 4.40° 2 976° 12.30
3 $523\frac{1}{4}^{\circ}$ 2.62° 6 $915\frac{1}{4}^{\circ}$ 8.93°
16 $95\frac{1}{2}^{\circ}$ 1.04° 15 $984\frac{1}{2}^{\circ}$ 4.40°
14 $95\frac{1}{2}^{\circ}$ 1.58° 13 $984\frac{1}{2}^{\circ}$ 1.87°
12 $95\frac{1}{2}^{\circ}$ 1.96° 11 $984\frac{1}{2}^{\circ}$
10.06° 10 $91\frac{1}{4}^{\circ}$ 2.84°
9 $983\frac{1}{4}^{\circ}$ 9.51° a wild
cherry $924\frac{1}{4}^{\circ}$ 14.62° to 1
Area 30.054 acres

Notes of Abable and
Wood Begin at 4 $973\frac{1}{2}^{\circ}$
17.63° 5 955° 9.81° at
4.07° is a pine 18
 983° 5.30° 17 $915\frac{3}{4}^{\circ}$
 9.05° 7 $923\frac{3}{4}^{\circ}$ 2.84°
to 4 Area 9.679 acres

From 3 940° 45 links to 4
Doiver
30.054 acres
Abable
9.679 acres
Abable & Wood
400
From 16 983° 41 links to 17

27.745 acres
Abable
R. J. Sadler
J. F. Brooks
Marsh
26
25
6.865
Marsh

Scale 10" = 1 inch
Variation Corrected

42.239 acres
Timbered and
Marsh
96.658 acres

Notes of Abable Begin
at 15 $954\frac{1}{2}^{\circ}$ 15.53° 22 980°
 6.53° 21 $921\frac{1}{2}^{\circ}$ 2.41°
20 $987\frac{1}{4}^{\circ}$ 4.24° 19 $95\frac{1}{4}^{\circ}$ 7.39° at 681°
is a pine 24 $966\frac{3}{4}^{\circ}$ 7.08° 23 $917\frac{1}{4}^{\circ}$ 17.62°
10 $984\frac{1}{2}^{\circ}$ 10.06° 11 $95\frac{1}{2}^{\circ}$ 1.96° 12 $984\frac{1}{2}^{\circ}$
1.87° 13 $95\frac{1}{2}^{\circ}$ 1.58° 14 $984\frac{1}{2}^{\circ}$ 4.40° to 15
Area 27.745 acres

Notes of Marsh Begin at 22 $954\frac{1}{2}^{\circ}$ 3.93° 25 $929\frac{1}{2}^{\circ}$
11.18° 27 $966\frac{3}{4}^{\circ}$ 7.84° 26 a stump $921\frac{1}{2}^{\circ}$ 8.83° 21
 980° 6.53° to 22 Area 6.865 acres

Notes of Marsh Begin at 32 a pine $940\frac{1}{2}^{\circ}$ 19.21° 35
 $961\frac{1}{2}^{\circ}$ 9.56° 36 $935\frac{3}{4}^{\circ}$ 17.29° 37 971° 7.00° 38 920°
 11.00° 40 960° 28.34° 41 $916\frac{1}{2}^{\circ}$ 18.05° 39 940° 55.73° to 3
Area 96.658 acres

Notes of Timbered Begin at 28 a pine $942\frac{1}{2}^{\circ}$ 2.15° 29 a pine $940\frac{1}{2}^{\circ}$
 9.97° 30 a pine $940\frac{1}{4}^{\circ}$ 6.26° 31 a pine $940\frac{1}{2}^{\circ}$ 8.21° at 234° is a pine 32 a pine
 940° 23.60° 43 $942\frac{1}{2}^{\circ}$ 2.427° 42 $916\frac{1}{4}^{\circ}$ 3.42° 33 a pine $914\frac{1}{2}^{\circ}$ 1.83° to 28 Area 10.21 acres

Notes of Timbered Begin at 42 a pine $942\frac{1}{2}^{\circ}$ 2.427° 43 940° 3.46° 44 $947\frac{1}{2}^{\circ}$
 21.57° 34 a pine $916\frac{1}{4}^{\circ}$ 6.24° to 42 Area 10.211 acres

Notes of Timbered Begin at 34 a pine $947\frac{1}{2}^{\circ}$ 2.157° 44 940° 1.07° 45 $989\frac{1}{4}^{\circ}$ 6.45° 46
a pine $949\frac{3}{4}^{\circ}$ 13.95° 47 $916\frac{1}{2}^{\circ}$ 6.53° to 34 Area 10.21 acres

Notes of Timbered and Marsh Begin at 47 $949\frac{3}{4}^{\circ}$ 13.95° 46 a pine $989\frac{1}{4}^{\circ}$ 6.45°
45 940° 47.60° 39 $916\frac{1}{2}^{\circ}$ 47.52° at 40.06 is a pine to 47 Area 42.239 acres

J. M. Solomon