

CLR250001213

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-101	Consideration \$11,100.00
TAX MAP: 27-A-102	Assessed Value \$5,700.00
TAX MAP: 27-A-137	Assessed Value \$3,800.00
	Assessed Value \$1,600.00

THIS DEED, made this 26th day of September, 2025, by and between William S. HUDGINS, JR., Trustee of the WILLIAM S. HUDGINS, JR. REVOCABLE TRUST dated April 5, 2023, and any amendments and restatements thereto, as party of the first part, hereinafter called the Grantor, and David W. FLOYD, as party of the second part, whose mailing address is 2635 Forge Rd., Toano, VA 23168, hereinafter called the Grantee:

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantee 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 Grantee, the following described property to-wit:

SEE ATTACHED EXHIBIT "A" FOR DESCRIPTION

The attorney who prepared this deed does not represent the Grantor nor Grantee in this transaction and has not provided legal advice to either party. This deed is not intended to create an attorney-client relationship of any form.

Title Insurance Underwriter:
First American Title Ins. Co.

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

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

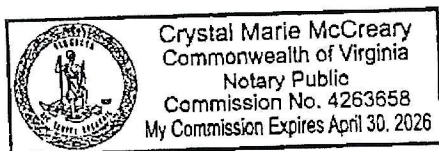
WITNESS the following signature and seal:

William S. Hudgins, Jr. Trustee (SEAL)
WILLIAM S. HUDGINS, JR., Trustee of the
William S. Hudgins, Jr. Revocable Trust dated
April 5, 2023, and any amendments and
restatements thereto

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

I, Crystal Marie McCreary a notary public of the City/County of
Mathews, State of Virginia, do hereby certify that William S. Hudgins, Jr., Trustee of
the William S. Hudgins, Jr., Revocable Trust dated April 5, 2023, and any amendments and
restatements thereto, whose name is signed to the writing above bearing date on the 24 day of
September, 2025, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 24 day of September, 2025.



Crystal McCreary
NOTARY PUBLIC

My Commission Expires: 4/30/26

Registration No.: 4263058

EXHIBIT "A"

Parcel 1:

All that certain piece, parcel or lot of woodland, together with the appurtenances thereunto belonging, including all rights-of-way, situate, lying and being in the Westville Magisterial District of Mathews County, Virginia, lying on both sides of State Highway Route No. 693, containing Two and Twenty-Nine hundredths (2.29) acres according to the plat of survey hereinafter mentioned, be the same more or less, and bounded as follows: On the North by the land now or formerly of Inez B. Morgan; on the East by the land hereinbelow described as No. 2, and the land now or formerly of John Diggs Hudgins and Joyce H. Hudgins; on the South by the land now or formerly of E. Glenn Phillips and Nell Wilson Phillips; and on the West by the land now or formerly of Parrish Lumber Company, Inc.; and being more fully and accurately described as Lot No. 2 on the plat of survey made by S. J. Foster, and recorded in the Clerk's Office of the Circuit Court of Mathews County, Virginia, in Deed Book 16, page 653.

Parcel 2:

All that certain piece, parcel or lot of woodland, 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 One and Fifty-Two hundredths (1.52) acres according to the plat of survey hereinabove mentioned, be the same more or less, and bounded as follows: On the North by the land now or formerly of Inez B. Morgan; on the East by the land now or formerly of Clara Morgan, formerly the land of Butts Morgan; on the South by the land now or formerly of John Diggs Hudgins and Joyce H. Hudgins; and on the West by the land hereinabove described as Parcel 1, and the land now or formerly of Inez B. Morgan; and being more fully and accurately described as Lot No. 6 on the above-mentioned plat of survey made by S. J. Foster recorded as aforesaid in Deed Book 16, page 653.

Parcel 3:

All that certain piece, parcel or lot of woodland, 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 sixty-three hundredths (0.63) of an acre, be the same more or less, and being shown as Lot No. 3 on the above-mentioned plat of survey made by S. J. Foster recorded as aforesaid in Deed Book 16, page 653.

LESS AND EXCEPT that portion conveyed to the Commonwealth of Virginia in Deed Book 96, page 169 in the aforesaid Clerk's Office.

Being a portion of the same property as that conveyed unto William S. Hudgins, Jr., Trustee of the William S. Hudgins, Jr. Revocable Trust dated April 5, 2023, and any amendments and restatements thereto, and his successors in trust, by deed dated April 5, 2023 from William S. Hudgins, Jr., and recorded in the aforesaid Clerk's Office as Instrument No. 230000344.

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INSTRUMENT 250001213
RECORDED IN THE CLERK'S OFFICE OF
MATHEWS COUNTY CIRCUIT COURT ON
SEPTEMBER 30, 2025 AT 01:40 PM
\$11.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: ELIZABETH BROWN, CLERK \$5.75

INSTRUMENT 250001213
RECORDED IN THE CLERK'S OFFICE OF
MATHEWS COUNTY CIRCUIT COURT ON
SEPTEMBER 30, 2025 AT 01:40 PM
\$11.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$5.75 LOCAL: \$5.75
ELIZABETH A. BROWN, CLERK
RECORDED BY: MLJ

J. Boyd Sears
 Spl. Commr.
 To } And
 L. T. Banks

This deed made this 25th day of July, 1910, between J. Boyd Sears, Special Commissioner
 party of the first part, and L. T. Banks, party of the second part, all of the County of Mathews and
 State of Virginia, Witnesses, that whereas on the 16th day of November, 1909, it was decreed
 and ordered by the Circuit Court of Mathews County, in a certain cause therein depending
 on the Chancery side of the said Court, between L. T. Banks and others complainants
 and Lucy Banks and others respondents, that J. Boyd Sears, who was thereby appoin-
 ted a Special Commissioner for the purpose should make sale of certain lots or
 parcels of land in the list and proceedings mentioned at and for the price of
 Thirty-two and 50/100 Dollars per acre, and that upon receiving the whole of the
 purchase money, that the said J. Boyd Sears, Special Commissioner as aforesaid,
 should convey the said tracts or parcels of land to the said L. T. Banks in fee
 simple; and whereas the said L. T. Banks has paid to the said J. Boyd Sears
 Special Commissioner as aforesaid the whole of the purchase money ac-
 cording to the said decretal order; Now Therefore, for and in consideration
 of the premises, and of the sum of Four Hundred and Twenty-two and 50/100
 Dollars to him in hand paid by the said L. T. Banks agreeably to the terms
 of the said decretal order, at and before the sealing and delivery of this
 deed, the receipt whereof is hereby acknowledged, the said J. Boyd Sears
 Special Commissioner as aforesaid (and Lucy T. Banks the widow of
 Asa Banks who hereby agrees to release her dower interest in said
 lands, as is evidenced by her signing, sealing and acknowledging
 this deed), in pursuance of the said decretal order, doth give, grant,
 sell and convey unto the said L. T. Banks, his heirs and assigns for-
 ever, with special warranty, the following lots or parcels of cleared and
 wood land, situate, lying and being in the County of Mathews and
 State of Virginia, and in that part of the said County, called
 and known as the Harrow, shown on plat herewith made a part
 of this deed as Lots Nos. 1, 2, 3, 5, 6 & 7, and to which plat of survey re-
 corded with this deed reference is hereby made for a more
 accurate and particular description of the lots or parcels
 of land hereby conveyed.
 Witness the following signatures and seals the day and year first
 above written.

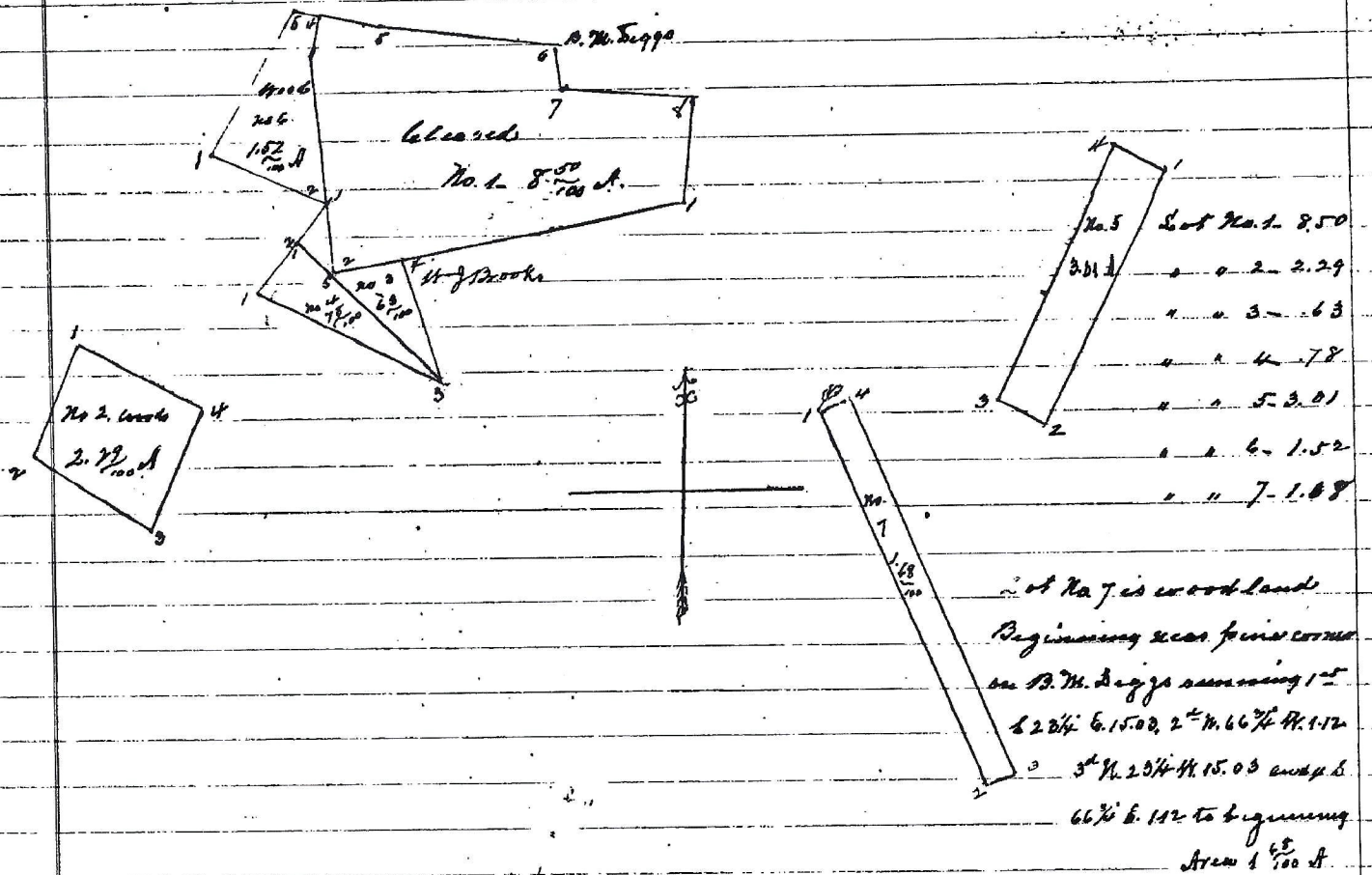
J. Boyd Sears, Special Commissioner (Seal)
 Lucy T. Banks (Seal)

Mathews County, to wit:

I, Robert L. McCready, a Justice of the Peace for the County
 aforesaid in the State of Virginia, do certify that J. Boyd Sears,
 Special Commissioner, and Lucy T. Banks, whose names are
 signed to the writing above bearing date on the 25th day of
 July, 1910, have acknowledged the same before me, in my
 County aforesaid.

Given under my hand this 25th day of July, 1910,
 Robert L. McCready, J.P.

On the next page will be found a copy of the plat
 made a part of the foregoing deed.



This Plot represents a quantity of land near Milford Haven, belonging to L. F. Banks, it being originally the estate of Asa Banks deceased, and the rights of the other legacies being purchased by the said L. F. Banks. It was surveyed in lots, or sections and numbered as surveyed.

Lot No. 1 represents cleared land lying between the lands of H. J. Brooks and R. M. Sigg's. Beginning at stake in ditch bank, corner on H. J. Brooks and M. Morgan, running 1st S. 78° W. between two black gums 12.96 chs to H. J. Brooks's barn, 2nd N. 7 1/2° W. 7.78 chs, 3rd N. 14° E. 1.07 chs near S. gate post, 4th S. 76° E. 2.05, 5th S. 84 1/2° E. 6.69 chs by side of road to guard gate post of R. M. Sigg's, 6th S. 9 1/2° E. 1.39 chs, by yard, 7th S. 87 1/2° E. by same 4.84th and 8th S. 4 1/2° W. 3.54 chs on ditch bank to beginning Area 8 7/100 A. area.

Lot No. 2 Woods. Beginning at stake corner on R. O. Morgan running 1st N. 63 1/2° W. 5.21 chs to gum stump, 2nd S. 20 1/2° W. 4.18 chs to corner, 3rd S. 58 1/2° E. 5.12 chs, 4th N. 27 1/2° E. 4.80 chs to beginning. Area 2.78 A. area.

Lot No. 3. Beginning at stake running 1st S. 40 1/2° W. 1.68 chs to stake, 2nd S. 45 1/2° E. 6.99 chs to stake on side of ditch, 3rd N. 17 1/2° W. 4.47 chs to barn, 4th S. 78° W. 2.33 chs, 5th N. 7 1/2° W. 2.43 chs to beginning. Area 6 3/100 Area.

Lot No. 4 Woods joins No. 3 and is said to belong to H. L. Morgan Beginning at stake on Lot 3 running 1st S. 40 1/2° W. 2.31 to corner, 2nd S. 65 1/2° E. 7.17 chs to ditch corner and same and 3rd N. 45 1/2° W. 6.99 chs with same to beginning Area 7 7/100 of Area.

Lot No. 5 is cleared land joining the lands of Hugh Hadgins running 1st S. 24 1/2° W. 10.23 chs, 2nd N. 65 1/2° W. 2.95 chs, 3rd N. 24 1/2° E. 10.21 chs, 4th S. 65° E. 2.97 chs to beginning Area 5 1/100 area.

Lot No. 6 Woods begins at stake corner on R. M. Sigg's running 1st S. 65 1/2° E. 4.47 chs to cleared land, 2nd N. 7 1/2° W. with lot No. 1. 5.34 chs, 3rd N. 14° E. 1.48 chs, to within 10 links of gate post, 4th N. 75° W. 0.95 links and 5th S. 29° W. 6.17 to beginning. Area 1.52 A. area.

In the clerk's office of the Circuit Court of the Western County July 25th 1910. The foregoing deed and plots, which are made a part of said deed were presented and with certificate attached admitted to record at 12 O'clock M. and are recorded
F. J. Smith, c. l.