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NORTH CAROLINA
 ROBESON COUNTY

Prepared by:
 Aubrey J. Owen,
 Attorney at Law
 Winchester, VA 22601

THIS DEED, made and dated as of the 1st day of January, 1996, by and between ANNE T. OVERMAN, Unremarried Widow of William C. Overman, hereinafter referred to as Grantor; and OVERMAN ENTERPRISES, L.P., a Virginia Limited Partnership formed pursuant to the provisions of the Virginia Revised Uniform Limited Partnership Act under Chapter 2.1 of Title 50 of the Code of Virginia, as amended, address of 1000 South Bay Shore Drive, Virginia Beach, VA 23451, hereinafter referred to as Grantee.

WITNESSETH: That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and in consideration of partnership interests from Grantee, over fifty percent (50%) of whose profits and surplus is owned by Grantor with respect to this transfer, the Grantor does hereby grant and convey with general warranty of title unto the Grantee, in fee simple and as specific partnership property, all of her one-half (1/2) undivided interest in and to the following described property and appurtenances thereunto belonging:

All right, title, interest and estate of Grantor in and to all tracts of real property, and interests in real property, located and lying within Robeson County, North Carolina, (collectively known as the "Fred H. Townsend Farm"):

In Thompson Township Robeson County, North Carolina:

First Tract: All that certain tract of land containing 175 acres, more or less, devised by the Will of Richard Townsend to his son, L. T. Townsend, and devised to Fred H. Townsend by the Will of L. T. Townsend, recorded in Book of Wills 9, page 373, Office of the Clerk of Superior Court of Robeson County, North Carolina, and being Lot No. 1 in the Division of the L. T. Townsend Estate lands according to a survey and plat thereof made by Johnson & Roberts, Surveyors, in August, 1946, a copy of which plat was attached as Exhibit 1 and recorded with that certain deed from Anne T. Overman and William C. Overman, Executors of the Will of Henry L. Townsend, Deceased, to Anne T.

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Overman and William C. Overman, Trustees of The Henry L. Townsend Marital Trust, dated November 19, 1987, and recorded in the Office of the Clerk of Superior Court of Robeson County, North Carolina in Deed Book 641, at Page 433.

Second Tract: BEGINNING at an iron stake in the run of Aaron Swamp, a corner of Lot No. 1, and runs thence South 84-32 East 4034 feet to an iron stake; thence North 85-58 East 3879 feet to an iron stake in Mrs. Maude T. McCormick's line; thence South 3 degrees, 08 minutes East 297 feet to an iron stake; thence North 82-40 West 49.5 feet to an iron stake; thence South 4-45 East 406 feet to an iron stake, a corner with Mrs. Sarah Gray McCormick; thence North 65-36 West 759 feet to an iron stake; thence South 23-53 West 726 feet to an iron stake; thence South 85-58 West 2778 feet to an iron stake in Mrs. M. F. McLean's line; thence North 84-32 West 4261 feet to the run of Aaron Swamp; thence up the run of Aaron Swamp to the beginning containing 165-4 acres, and being Lot No. 2 in the division of the L. T. Townsend Estate lands according to a survey and plat thereof made by Johnson & Roberts, Surveyors, in August 1946, a copy of which plat was attached as Exhibit 1 and recorded with that certain deed from Anne T. Overman and William C. Overman, Executors of the Will of Henry L. Townsend, Deceased, to Anne T. Overman and William C. Overman, Trustees of The Henry L. Townsend Marital Trust, dated November 19, 1987, and recorded in the Office of the Clerk of Superior Court of Robeson County, North Carolina in Deed Book 641, at Page 433.

EXCEPTING, HOWEVER, from the foregoing described "First Tract" and "Second Tract," that portion thereof devised to Wilma Wilkes Potter under Item V of the Will of Fred H. Townsend dated May 16, 1955, filed October 27, 1956, recorded in Book of Wills No. 12, page 273, Office of the Clerk of Superior Court of Robeson County, North Carolina.

Third Tract: Adjoining the lands of W. R. Hamer, B. Godwin and others. Beginning at a stake in the run of said swamp where the lower line of a 400 acre survey crosses, and runs as that line due West 16 chains to a stake and 3 pines the corner; thence South 10 chains to a stake two pines North 75 West 32 chains to a stake and three pines; thence North 31 chains to a stake and two pines; thence East 5 chains to a stake in the head of a branch; thence down the various courses of the run of said branch to the corner of Jacob R. Townsend's field (now L. R. Hamer) thence East 5 chains to the run of Aaron Swamp; thence down the run of said swamp to the beginning containing 167 acres, more or less.

The foregoing three tracts of land are subject to the right-of-way and easement of the North Carolina Highway Commission (now North Carolina Department of Transportation) for Interstate Highway No. I-95.

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This deed of conveyance includes Grantor's one-half (1/2) undivided right, title and interest in and to all real properties and appurtenances thereunto belonging which were conveyed to the Grantor and Henry L. Townsend, Jr., as tenants in common, by deed dated August 17, 1992, recorded in the aforesaid Clerk's Office in Deed Book 769, at Page 411.

Reference is here made to the aforesaid instruments and the attachments and the references therein contained for a further and more particular description of the property hereby conveyed.

This conveyance is made subject to all duly recorded and enforceable restrictions, easements and rights of way.

The Grantor covenants that she has the right to convey said property to the Grantee; that she has done no act to encumber said property; that she will execute such further assurances of title to said property as may be requisite; that she is seised in fee simple of the property conveyed; and that the Grantee shall have quiet possession of said property free from all encumbrances.

WITNESS the following signature and seal:

Anne T. Overman (SEAL)
Anne T. Overman

COMMONWEALTH OF VIRGINIA, AT LARGE
CITY OF VIRGINIA BEACH, To-wit:

The foregoing instrument was acknowledged before me this 30th day of April, 1996, by Anne T. Overman.

My Commission expires

My Commission Expires April 30, 1997

Elizabeth A. Tatum
Notary Public

(NOTARIAL SEAL)

North Carolina Robeson County

The foregoing certificate of Elizabeth A. Tatum
is true and correct (Notary/Notaries Public)

This 10th day of May, A.D. 96
Joe B. Freeman
Joe B. Freeman Register of Deeds

FILED
JOE B. FREEMAN
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