File to:
Oliver D. Rudy
Box in Record Room
10-2-95

BOOK 2758 PAGE 604

034183

THIS DEED, made this 21st day of September, 1995, by and between FIRST FEDERAL SAVINGS BANK OF VIRGINIA, a corporation existing under the laws of the United States of America, Grantor, party of the first part; and KAREN K. FARROW, Grantee, party of the second part; and

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS ($10.00), the receipt of which is hereby acknowledged, the said party of the first part doth hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS of title, unto the said party of the second part the following described property, to-wit:

SEE SCHEDULE A ATTACHED HERETO

AND MADE A PART HEREOF

This conveyance is made subject to all recorded grants, easements and restrictions as may legally affect the property hereby conveyed.

FURTHER THIS CONVEYANCE is made expressly subject to the following:

1. The reservation by the Grantor of a non-exclusive easement for the benefit of the Grantor, its heirs, successors, assigns, employees, tenants, invitees, licensees and customers and for the employees, tenants, invitees, licensees and customers of its tenants, who may own, occupy or possess Parcels 1 and 2 as shown on the attached plat, a permanent non-exclusive easement to use the parking spaces situated on the property herein conveyed.

2. The reservation by the Grantor, its successors and assigns, of the right to enlarge the building, which is presently located on the parcel designated as Parcel II on the attached plat, including the right to demolish said building and construct a new building in its place, all in the sole discretion of the Grantor, its heirs, successors or assigns.

The party of the second part further, by her signature affixed hereto, agrees to be bound by all of the provisions of a Road Maintenance Agreement hereinabove described.

WITNESS the following signatures and seals:

FIRST FEDERAL SAVINGS BANK
OF VIRGINIA

BY: _____
C. F. Scott, Jr.
President

_____ (SEAL)
Karen K. Farrow

STATE OF VIRGINIA,

~~CITY~~/COUNTY OF Chesterfield, to-wit:

I, the undersigned, a Notary Public in and for the State of Virginia, at large, do hereby certify that C. F. Scott, Jr., whose name as President of First Federal Savings Bank, a corporation existing under the laws of the United States of America, is signed to the foregoing writing bearing date of September 21, 1995, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 28th day of September 1995.

My Commission expires: 1-31-96

Karen K. Farrow
Notary Public

STATE OF VIRGINIA (AT LARGE),

COUNTY OF HENRY, to-wit:

I, the undersigned, a Notary Public in and for the State of Virginia, do hereby certify that Karen K. Farrow, whose name is signed to the foregoing writing bearing date of September 21, 1995, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand this 29th day of Sept., 1995.
My commission expires: 1-31-96

Karen K. Farrow
NOTARY PUBLIC

Mailing Address of Grantee:

9828 Midlothian Turnpike
Richmond, VA 23235

SCHEDULE A

ALL that certain piece or parcel of land with improvements thereon and appurtenances thereunto belonging, lying and being in the Midlothian Magisterial District of Chesterfield County, Virginia, containing .0800 acres (34,880 square feet) and being designated as Parcel 3, all as shown on a plat entitled "Map Showing Four Parcels of Land and a 25' R/W Locally Known as Governor's Square prepared by Irving H. Pritchett, III, Certified Land Surveyor, Dinwiddie, Virginia, dated September 14, 1995, a copy of which is attached hereto and made a part hereof.

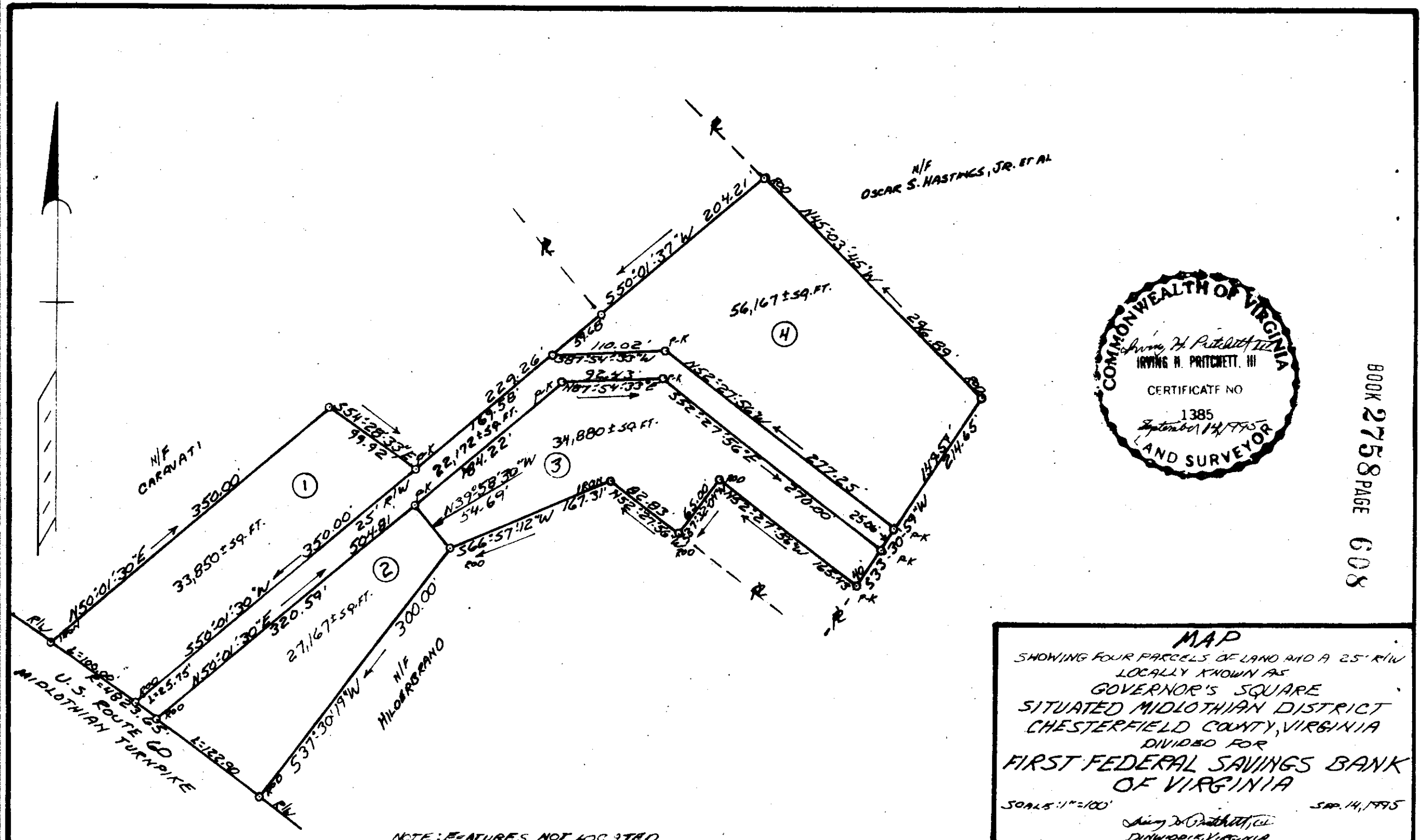
TOGETHER with a one-fourth (1/4) undivided fee simple interest in and to the 25-foot right of way extending in a northwesterly direction from U.S.Route No. 60 to the southeastern property line of Parcels 3 and 4 as shown on the aforesaid plat.

AND FURTHER TOGETHER WITH a non-exclusive easement for the benefit of the Grantee, its heirs, successors, assigns, employees, tenants, invitees, licensees and customers, and for the employees, tenants, invitees, licensees and customers of its tenants a permanent non-exclusive easement to use the parking spaces situated on the property designated as Parcel II on the aforesaid plat.

BEING a part of the same property conveyed to First Federal Savings Bank of Virginia by deed from Monument Service Corporation dated August 3, 1992, recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, in Deed Book 2252, page 744, which deed was corrected by Deed of Correction dated September 21, 1992, between the same parties and duly recorded in the aforesaid Clerk's Office in Deed Book 2266, page 1042.

VIRGINIA:
IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF CHESTERFIELD COUNTY, THE 29 DAY OF SEP 1995, THIS DEED WAS PRESENTED AND WITH THE CERTIFICATE....,ADMITTED TO RECORD AT 14:21 O'CLOCK. THE TAX IMPOSED BY SECTION 58.1-802 IN THE AMOUNT OF -4- $235.00 HAS BEEN PAID.

TESTE: JUDY L. WORTHINGTON, CLERK



COMMONWEALTH OF VIRGINIA
IRVING H. PRITCHETT, III
CERTIFICATE NO
1385
September 14, 1995
LAND SURVEYOR

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MAP

SHOWING FOUR PARCELS OF LAND AND A 25' R/W
LOCALLY KNOWN AS
GOVERNOR'S SQUARE
SITUATED MIDLOTHIAN DISTRICT
CHESTERFIELD COUNTY, VIRGINIA
DIVIDED FOR
FIRST FEDERAL SAVINGS BANK
OF VIRGINIA

SCALE: 1"=100' SEP. 14, 1995

DINWIDDIE, VIRGINIA

N.B. 198 F#788