

PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL
1750 NORTH MAIN STREET
SUFFOLK, VA 23434

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, and 17.1-279(E)

This Deed, made this 7th day of April, 2016, by and between BAY CREEK AT CAPE CHARLES COMMUNITY ASSOCIATION, INC., a Virginia non-stock corporation, hereinafter designated as Grantor, and the COMMONWEALTH OF VIRGINIA, Grantee,

WITNESSETH: In consideration of the sum of \$31,300.00 paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, and in connection with improvements to Route 642, Highway Project 0642-065-577, RW-201, the Grantor hereby grants and conveys unto the Grantee in fee simple, with General Warranty and English Covenants of Title, the land located in the County of Northampton, and described as follows:

Parcel 030 – Being as shown on Sheets 5 and 5RW of the plans for Route 642, State Highway Project 0642-065-577, RW-201 and beginning on the South (Right) side of Proposed Route 642 Construction Baseline from the lands now or formerly belonging to Bay Creek South, LLC opposite approximate Station 134+86 to the lands now or formerly belonging to Bay Creek South, LLC opposite approximate Station 137+97 and containing 7,315 square feet or 0.170 acre, more or less, land.

Being a portion of the same land acquired by Deed from Bay Creek, L.L.C., a Virginia limited liability company, to Bay Creek At Cape Charles Community Association, Inc., a Virginia non-stock corporation, dated March 20, 2003 and recorded April 25, 2003 as Instrument #030001268, in the Office of the Clerk of the Circuit Court of Northampton County.

For a more particular description of the land herein conveyed, reference is made to a photocopy of Sheets 5 and 5RW, showing outlined in RED the land conveyed in fee simple, which photocopy is hereto attached as a part of this conveyance and recorded herewith in the State Highway Plat Book 9, Page 176a-177

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect its property have been fully explained to its authorized representative.

The Grantor covenants and agrees for itself, its successors and assigns, that the consideration hereinabove mentioned and paid to it shall be in lieu of any and all claims to compensation for land, including all costs to cure and all incurable damages to the value of the Grantor's remaining property caused by this acquisition, if any.

WITNESS the following signature and seal:

Bay Creek at Cape Charles Community Association, Inc., a Virginia non-stock corporation

By Coral Lumbert (SEAL)

Title President

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF Northampton

The foregoing instrument dated April 7, 2016 was acknowledged before me this 2nd day of May, 2016, by Coral Lumbert (Name of officer or agent)

President of Bay Creek at Cape Charles Community Association, Inc. (Title of officer or agent) (Name of Corporation)

a Virginia non-stock corporation, on behalf of the corporation. (State or place of incorporation)

My Commission expires 09/30/2018

Notary Registration No.: 7600163

Kellie M Ward
Notary Public



INSTRUMENT #160000785
RECORDED IN THE CLERK'S OFFICE OF
NORTHAMPTON COUNTY ON
MAY 26, 2016 AT 09:16AM

TRACI L. JOHNSON, CLERK
RECORDED BY: SBS

Circuit Court Deed Calculation for Northampton Circuit

Court uses its own cover sheet. Please contact the court for instructions.

Deed Type:	CSH2 --> CERTIFICATE with plat (STATE HIGHWAY)	
Grantor Exempt:	N	
Grantee Exempt:	N	
Consideration Amount:	\$0.00	
Assume/Value Amount:	\$0.00	
Locality Percent:	100.00000%	
Pages:	1	
Names:	0	
O/P:	0	
Date:	5/16/2016	
Fee	Amount	
Clerk Recording and Indexing Fee (301)	\$ 5.00	
VSLA (145)	0.00	
Technology Trust Fund (106)**	0.00	
State Grantee Tax (039)	0.00	
Local Grantee Tax (213/214)	0.00	
State Grantor Tax (038)	0.00	
Local Grantor Tax (220/223)	0.00	
Transfer Fee (212)	0.00	
Regional Congestion Relief Fee (014)	0.00	
Virginia Outdoors Foundation (035)	0.00	
Processing Fee (036)*	0.00	
Copy Fee (236)	0.00	
Total:	\$ 5.00	
<p>*Clerk and Deed Processing Fees do not apply to any agency of the Commonwealth of Virginia. **The Technology Trust Fund fee does not apply to any federal, state, or local government.</p>		