

BOOK 295 PAGE 293

TM 26A3-A-106

This instrument prepared by  
James E. Hutchins, Esq.  
Mathews, Virginia

**DEED**

THIS DEED is made this 18<sup>th</sup> day of November, 2003, by and between JERRY L. FRUEHBRODT and CAROL ANN FRUEHBRODT, husband and wife, as Grantors, and MICHAEL J. BROWN and LISA A. BROWN, husband and wife, as Grantees. The current address of Grantees is P.O. Box 85, Mathews, Virginia 23109.

WITNESSETH:

IN CONSIDERATION of the sum of \$150,000.00, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, and subject to the matters described herein, the Grantors do hereby grant 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 (the "Property"):

ALL that certain parcel of land, together with all improvements thereon and all appurtenances thereunto belonging, lying in the Westville Magisterial District of Mathews County, Virginia, containing 0.1268 of an acre, more or less, and bounded as follows: On the North by a private road known as Maple Avenue; on the East by the land now or formerly of the County of Mathews; on the South by the land now or formerly of the County of Mathews and the land now or formerly of Thomas Witt Hix, Trustee; and on the West by State Highway Route No. 14; and being more fully and accurately described on a plat of survey made by Wayne E. Lewis (of Keller, Lewis and Associates, P.C.), Land Surveyor, dated March 10, 1989, and recorded in the Office of the Clerk of the Circuit Court of Mathews County, Virginia, in Plat Book 17, page 73.

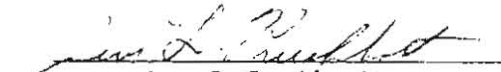
BEING the same land conveyed to Grantors by deed of Mary C. Sibley, dated

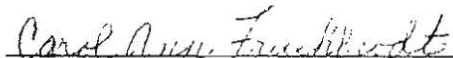
FRUEHBRODT  
DEED

March 14, 1989, and recorded in the Office of the aforesaid Clerk of Court in Deed Book 148, page 812.

THIS CONVEYANCE is made subject to any and all agreements, conditions, easements, reservations and restrictions of record and any easements and encroachments presently existing and visible, whether of record or not, as they may lawfully affect the Property.

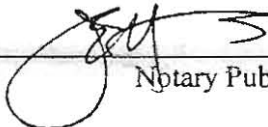
WITNESS the following signatures:

  
Jerry L. Fruehbrodt

  
Carol Ann Fruehbrodt

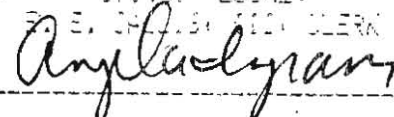
COMMONWEALTH OF VIRGINIA  
COUNTY OF MATHEWS, to wit:

The foregoing Deed was acknowledged before me in the Commonwealth and County aforesaid, on this 18<sup>th</sup> day of November, 2003, by Jerry L. Fruehbrodt and Carol Ann Fruehbrodt.

  
Notary Public

My Commission expires: 5/31/07

FRUEHBRODT  
DEED

INSTRUMENT #000000100  
RECORDED IN THE CLERK'S OFFICE OF  
COUNTY OF MATHEWS ON  
NOVEMBER 18, 2003 AT 03:10PM  
\$150.00 STATE TAX WAS PAID AS  
REQUIRED BY SEC 58.1-100 OF THE VA. CODE  
STATE: \$75.00 LOCAL: \$75.00  
E. J. [unclear] CLERK  
BY:  100