

DEED

This Deed, made this 6th day of August, 2020, by and between Robert Scott GOLLAHON, GRANTOR and FAIRVIEW BEACH RESIDENTS ASSOCIATION, INC., a Virginia Corporation, GRANTEE;

WITNESSETH

That for and in consideration of the conveyance made hereby, the consideration received by the GRANTOR and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the GRANTOR subject to the matters described herein, hereby grants and conveys, with General Warranty and English Covenants of Title, in fee simple, unto the GRANTEE, FAIRVIEW BEACH RESIDENTS ASSOCIATION, INC., sole owner, the following described real estate, situate, lying and being in King George County, Commonwealth of Virginia, (the "Real Estate"), to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO

AND BEING a part of the same property conveyed by Fairview Land Corporation, a Virginia Corporation unto Robert Scott GOLLAHON by virtue of a deed dated September 26, 1996, and recorded September 27, 1996, in Deed Book 290, page 170, among the land records of the Clerk's Office of the Circuit Court of King George County, Virginia.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to the Real Estate or any part thereof.

The GRANTOR covenant that said GRANTOR has the right to convey the Real Estate, that the GRANTOR has done no act to encumber the Real Estate; that the said GRANTEE shall have quiet possession of the Real Estate; and that the GRANTOR will execute such further assurances as may be requisite.

PREPARED BY

The Law Offices of
Barry W. Clark

104 Westwood Office
Park
Fredericksburg, VA
22401

P.540-372-4100

Tax Map Number: n/a
Grantee's Address: P.O. Box 183, King George, VA 22485
Consideration:\$15,000.00
Assessed Value:\$0.00
Case:295615FRE
Underwriter: Commonwealth Land Title Insurance Company
VSB#: 68039

Deed Page 2
Case No. 295615FRE

Witness the following signatures and seals:



Robert S. Gollahon

Commonwealth of Virginia, City of Fredericksburg to wit:

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that Robert S. Gollahon, whose names are signed to the foregoing document, acknowledged the same before me in my jurisdiction aforesaid, this 6 day of AUGUST, 2020



Notary Public

My Commission Expires: 7/31/23

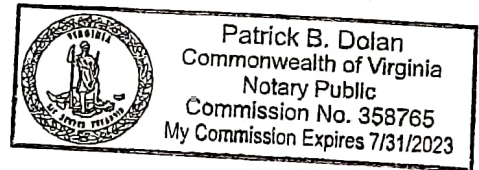


Exhibit A

Legal Description

All of the area lying between Lots 17 and 18, Block A, Lots 23 and 24, Block A, Lots 27 and 28, Block A, and the area between the mean low water mark of the Potomac River and the northern lines of Lots 13, 14, 15, 16, 17, Block A, Lots 18, 19, 20, 21, 22, and 23, Block A, and lots 24, 25, 26, and 27, Block A, and such portion of the water frontage in front of lots 28, 29, 30, and 31, Block A as is owned by Robert S. Gollahon, it being understood that the old Cawood Fishing Store appears to the front of the last above mentioned lots, all of said property being located in the subdivision of Fairview Village, King George, Virginia, as shown on Plat attached to Deed in Deed Book 64, page 456; Plat and Survey recorded in Plat Book No. 4, page 142.