

THIS DEED, made this 22nd day of September 1964, by and between SAMUEL LEWIS FERGUSON, III and RUBY S. FERGUSON, husband and wife, parties of the first part, and the TOWN OF APPOMATTOX, Appomattox, Virginia, a municipal corporation, party of the second part.

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the party of the second part to the parties of the first part, and other valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty of Title, unto the said party of the second part, all their right, title and interest in the following described real estate, with improvements thereon and appurtenances thereunto belonging, situate in the Town of Appomattox, Virginia, and more fully described as follows, to-wit:

BEGINNING at a point on the southern side of Railroad Avenue at its intersection with the western side of Court Street as shown on map hereinafter referred to; thence along Railroad Avenue N 72° 00' W 163.5' to the front dividing line between Lots 4 and 5; thence leaving Railroad Avenue S 18° 00' W 163' to an alley; thence S 72° 50' E 28' to Court Street and thence along Court Street N 57° 20' E 210' to the point and place of beginning, and being in fact Lots 5 and 6, containing .344 of an acre, as shown on map of Clement Sub-division, Appomattox, Virginia, made by W. W. Scott, C.L.S., on 12/15/54, which map is to be recorded, and being a part of that property conveyed to Lena Clement by deed from Lula F. Hunter dated May 26, 1909, recorded in the Clerk's Office of the Circuit Court of Appomattox County, in Deed Book 11 at page 494, the said Lena Clement, by Will duly probated in the above Clerk's Office on April 12, 1916, in Will Book 1 at page 207, having devised all her property to her husband, A. H. Clement, The said A. H. Clement, by Will probated in the above Clerk's Office on October 24, 1932, in Will Book 1 at page 528, devised said property to Ruth C. Potts and Lottie B. Bledsoe for their lives, and at the death of the survivor to the children of A. B. Clement and Pauline Craig in fee simple, the said Lottie B. Bledsoe having departed this life in May, 1963, and the children of A. B. Clement, deceased, being A. B. Clement, Jr., John R. Clement, Dorothy C. Klinger and J. William Clement, and the children of Pauline Craig

being Lena Craig Steffler and Frank G. Craig, Jr. Reference to two Powers of Attorney dated June, 1963, which are to be recorded, is hereto made for the appointment of J. William Clement as attorney in fact for those named.

THIS conveyance includes any and all rights of ingress and egress over that 15 foot alley as shown on the aforementioned Scott map and is subject to the rights and privileges of others in and to the use of said alley. This conveyance is also made subject to any easements, rights-of-way and covenants of record and affecting said property.

Reference to the above map, deed, wills and powers of attorney is hereto made for a more particular description of the property herein conveyed.

Being the same identical property that was conveyed to the said Samuel Lewis Ferguson, III by Ruth C. Potts, et als, by deed dated July 23, 1963, and recorded in the Clerk's Office of the Circuit Court for the County of Appomattox, Virginia, in Deed Book 79, at page 287, to which reference is hereto made.

This conveyance is expressly made subject to all valid reservations, restrictions, conditions, and easements heretofore imposed upon said property by recorded deed or plat and now binding upon the same.

The parties of the first part hereby covenant that they are seised in fee simple of the property herein conveyed, and have the right to convey the same; that they have done no act to encumber the same; that the grantee herein shall have quiet and peaceable possession of the same, free from all encumbrances; and that they will execute such other and further assurances of title thereto as may be requisite.

WITNESS the following signatures and seals:

Samuel Lewis Ferguson III (SEAL)

Ruby L. Ferguson (SEAL)



STATE OF VIRGINIA

TO-WIT:

COUNTY OF APPOMATTOX.

I, Kathryn J. Bragg, a Notary Public in and for the County and State aforesaid, do hereby certify that

Samuel Lewis Ferguson, III and Ruby S. Ferguson, husband and wife, whose names are signed to the foregoing deed, bearing date on the 22nd day of September, 1964, have each this day personally appeared and acknowledged the same before me in my said County.

My commission expires on the 5th day of August, 1968
Given under my hand this 22nd day of September, 1964.

Kathryn J. Bragg
NOTARY PUBLIC

Virginia: In the Clerk's Office of Appomattox County, December 1 1965. This deed, with \$ 2.20, in U. S. Internal Revenue Stamps attached and cancelled, was this day received in this office, and upon the annexed certificate of acknowledgment, is admitted to record at 11:28 o'clock A. M.

Teste: Aedah B. Gordon Clerk

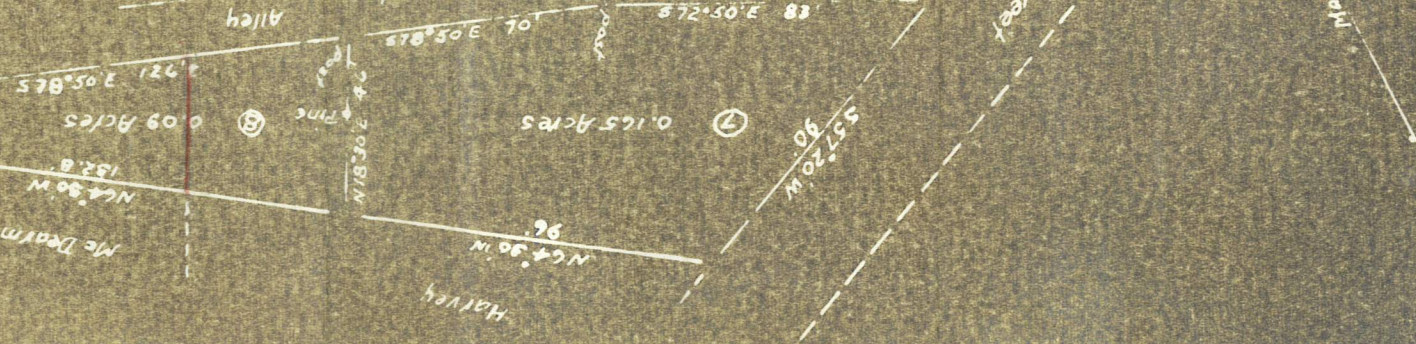
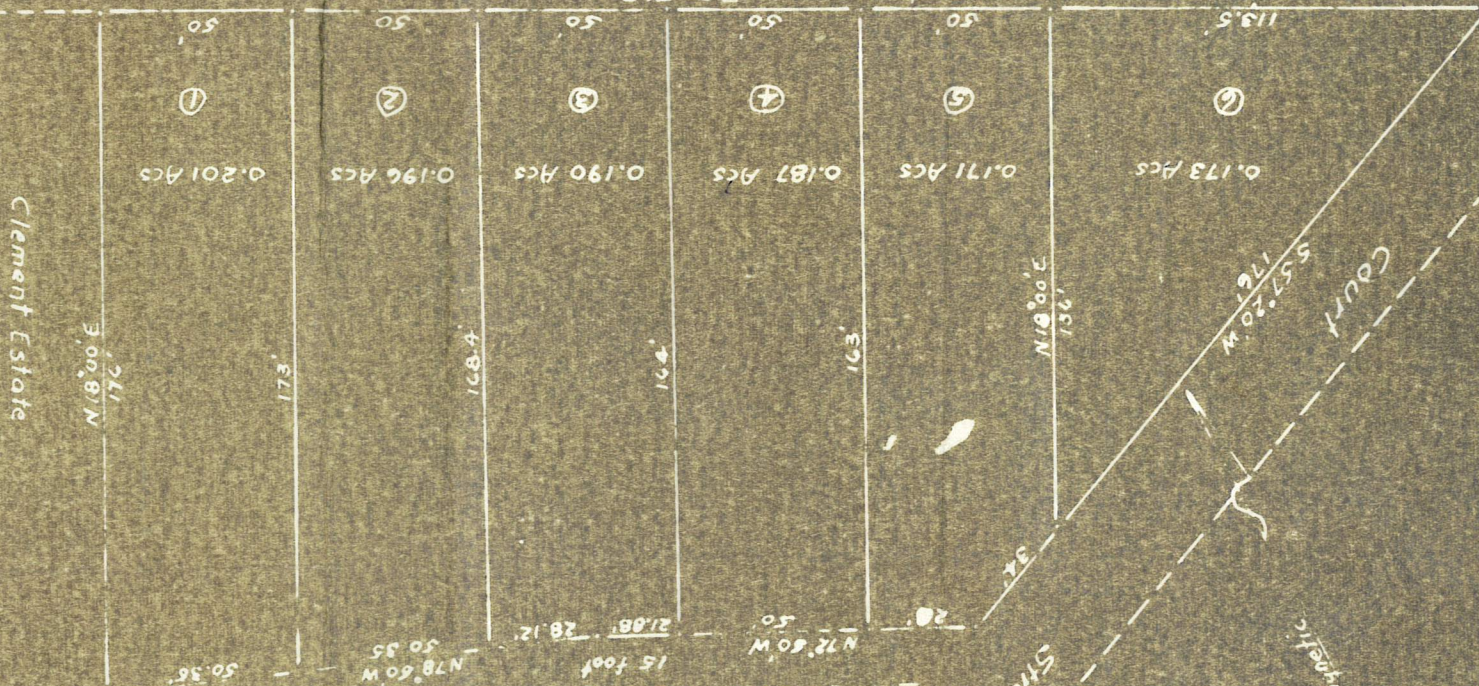
143.5

12/15/34
W.D. C. S.

CLEMENT SUBDIVISION
APPOMATTOX, VA.

Scale 1" = 50'

Railroad Avenue



McDearman

Harvey