BOOK 504 448

#634

TAX MAP I.D. NO. 38-F(1)-8

THIS DEED, Made and entered into this 12th day of February, 2002, by and between BLUEGREEN PROPERTIES OF VIRGINIA, INC. (formerly VIRGINIA LAND AND FOREST CORPORATION), Grantor; and TWIN HARBORS HOMEOWNERS ASSOCIATION, INC., Grantee.

W I T N E S S E T H:

THAT for and in consideration of the sum of Ten Dollars ($10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey unto the said Grantee, in fee simple, the following described real estate, and except as hereinafter stated, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, to-wit:

All that certain lot or parcel of land, together with all improvements thereon and all rights, ways and privileges thereunto appertaining, situate, lying and being in Fairfield Magisterial District, Northumberland County, Virginia, containing 1.75 acres, more or less, designated as "Boat Storage", as shown on plat of survey by Warren R. Keyser, Certified Land Surveyor, dated April 22, 1996, entitled "Division Survey - TWIN HARBORS VIRGINIA LAND AND FOREST CORPORATION", a copy OF which plat is of record in the Office of the Clerk of the Circuit Court of Northumberland County, Virginia, on Plat Slides 1-103 and 1-104.

Being a portion of the real estate conveyed unto Virginia Land and Forest Corporation by deed of assumption dated May 8, 1996, from James E. Marsh, unmarried, of record in aforesaid Clerk's Office in Deed Book 400 at Page 267.

The real estate herein conveyed is conveyed subject to the restrictions, reservations, easements, conditions and covenants of record as the same may lawfully apply thereto.

Reference is hereby made to the foregoing deed, plat and other instruments of record in the chain of title to the property herein conveyed for a more particular description thereof.

PREPARED BY
Return to:
MCKERNS & HILL
ATTORNEYS AT LAW
POST OFFICE BOX 330
KILMARNOCK, VA 22482
2/19/02

A TRUE COPY, TESTE:
J. STEVE THOMAS, SR., CLERK
BY: Linda L. Booth
D.C.

WITNESS the following signature(s) and seal(s).

BLUEGREEN PROPERTIES OF VIRGINIA, INC.

By: _____ (SEAL)

Name: Thomas W. Goss

Title: Vice President

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Henrico, To-wit:

The foregoing instrument dated February 12, 2002, was acknowledged before me this 12th day of February, 2002, by Thomas W. Goss, Vice President, of BLUEGREEN PROPERTIES OF VIRGINIA, INC.

My Commission expires: My Commission Expires January 31, 2005

Charlene M Rutland
Notary Public

Grantee's Address: P.O. Box 450
Reedville, VA 22539

VIRGINIA:

In the Clerk's Office of the Circuit Court of Northumberland County, February 19th, 2002, the foregoing instrument was this day presented and with certificate annexed, admitted to record at 11:53, A.M. after payment of $ -0- State Tax $ -6- Local Tax and $ -6- imposed by Section 58-54.1.

Teste: Angela R. Wilkins, D.C. Clerk

PREPARED BY:
MCKERNS & HILL
ATTORNEYS AT LAW
POST OFFICE BOX 320
HEATHSVILLE, VA 22473

BOOK 516 PAGE 101 #2748

THIS QUITCLAIM DEED, made and entered into this 18th day of July, 2002 by and between BLUEGREEN PROPERTIES OF VIRGINIA, INC., successor in interest to VIRGINIA LAND AND FOREST CORPORATION, Grantor and TWIN HARBORS HOMEOWNERS ASSOCIATION, INC., Grantee, whose address is 8813 Northern Spruce Lane, Alexandria, Virginia 22329.

WITNESSETH

That for and in consideration of the sum of ONE DOLLAR ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby quitclaim, convey and release unto the said Grantee any and all right, title and interest they may possess in and to the following described real estate, to-wit:

All that certain real estate constituting the bottom and all rights appurtenant thereto of those certain ponds known as Gaskins and Oweas Ponds located in Fairfield Magisterial District, Northumberland County, Virginia, and more particularly described, to the extent applicable, on a certain plat of survey recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia, in Deed Book 198 at page 706, reference being made to such plat and other documents in the chain of title, if any, for a more complete description of the property herein conveyed.

BEING, at least in part, a portion of the real estate conveyed by James E. Marsh to Virginia Land and Forest Corporation by deed recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia in Deed Book 400 at page 267.

By way of information, Blue Green Properties of Virginia, Inc. is succseesor in interest to Virginia Land and Forest Corporation.

This conveyance is subject to such restrictions and reservations as may lawfully apply to the property, including, but not limited to, the restriction imposed by the Grantor herein that such real estate may not be subdivided by the Grantee, or their successors in interest.

BOOK 516 PAGE 102

BLUEGREEN PROPERTIES OF VIRGINIA, INC.

V.P. (SEAL)

Thomas Goss, Vice President

STATE OF VIRGINIA
COUNTY OF Hanr. Co, to-wit;

Signed and acknowledged before me by Thomas Goss, Vice President of Bluegreen Properties of Virginia, Inc. this 18th day of July, 2002.

Charlene M. Rutland
Notary Public

My Commission Expires: My Commission Expires January 31, 2005

Tax map # 38-(1)-242

VIRGINIA:
In the Clerk's Office of the Circuit Court of Northumberland
County July 30, 2002 the foregoing instrument was this
day presented and with certificate annexed, admitted to record at
1:30 P.M. after payment of $ -0- State Tax
$ -0- Local Tax and $ -0- imposed by Section
58-54.1.

Teste: Angela K Wilkins, Deputy Clerk

This Deed prepared without the benefit of a title examination

Book 616 Page 151

Tax Map I.D. Nos. 38-F(1)-39-A
38-F(1)-28-A

August 5-4. #3112

THIS DEED, made this 4th day of ~~July~~ 2005, by and between BLUEGREEN PROPERTIES OF VIRGINIA, INC., successor in interest to VIRGINIA LAND AND FOREST CORPORATION, Grantor, and TWIN HARBORS HOMEOWNERS ASSOCIATION, INC., P.O. Box 450, Reedville, Virginia 22539, Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby QUITCLAIM unto the Grantee, AS IS, WITHOUT WARRANTIES OF ANY KIND, the following described property, to-wit:

Parcel One- Community Boat Ramp

All that certain lot, piece, or parcel of land, together with any improvements thereon and appurtenances thereto belonging, lying and being in Fairfield Magisterial District, Northumberland County, Virginia, containing 0.31 of an acre, more or less, designated as "COMMON AREA" as shown on a certain plat of survey made by Tomlin & Keyser, dated April 22, 1996, entitled "Division Survey TWIN HARBORS VIRGINIA LAND & FOREST CORPORATION", a copy of which is recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia, in Plat Cabinet No. 1, Slide Nos. 103 and 104, and to which plat reference is hereby made for a more specific description.

Being a portion of the same real estate conveyed to Virginia Land & Forest Corporation, by deed dated May 8, 1996, recorded May 10, 1996 in the Office of the Clerk of the Circuit Court of Northumberland County, Virginia, in Deed Book 400, Page 287.

Emily D. Thorson
Deputy

ED BY:
RNS LAW OFFICE
TORNEYS AT LAW
ST OFFICE BOX 220
ATHSVILLE, VA 22473

Returned 8/19/05
Bay Title & Settlement Co.

Parcel 2- Community Beach

All that certain lot, piece, or parcel of land, together with any improvements thereon and appurtenances thereto belonging, lying and being in Fairfield Magisterial District, Northumberland County, Virginia, containing 0.99 of an acre, more or less, designated as "COMMON AREA" as shown on a certain plat of survey made by Tomlin & Keyser, dated April 22, 1996, entitled "Division Survey TWIN HARBORS VIRGINIA LAND & FOREST CORPORATION", a copy of which is recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia, in Plat Cabinet No. 1, Slide Nos. 103 and 104, and to which plat reference is hereby made for a more specific description.

Being a portion of the same real estate conveyed to Virginia Land & Forest Corporation, by deed dated May 8, 1996, recorded May 10, 1996 in the Office of the Clerk of the Circuit Court of Northumberland County, Virginia, in Deed Book 400, Page 287.

This conveyance is made subject to all covenants, conditions, restrictions, and easements, tenements, and hereditaments in anyway appertaining to said property to the extent that same are lawfully applicable.

WITNESS the following signatures and seals:

Terrell R. J V.P.

TERRELL R. JONES
VICE PRESIDENT
BLUEGREEN PROPERTIES OF VIRGINIA, INC.

STATE OF Texas
CITY/COUNTY OF Tarrant, to-wit:

I the undersigned, a Notary Public in and for the jurisdiction aforesaid, do certify that TERRELL R. JONES, VICE PRESIDENT, BLUEGREEN PROPERTIES OF VIRGINIA, INC. has acknowledged before me this Deed, dated July 4, 2005.

Given under my hand this 4th day of July 2005. Aug. Aug.

My commission expires: 5-15-07

Wendy C Kerr
Notary Public

WENDY C KERR
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-15-2007

PREPARED BY:
KERNS LAW OFFICE
ATTORNEYS AT LAW
POST OFFICE BOX 220
KILMARNOCK, VA 22482

VIRGINIA:
In the Clerk's Office of the Circuit Court of Northumberland County August 19, 2005, the foregoing instrument was this day presented and with certificate annexed, admitted to record at 15:43 M. after payment of $ -0- State Tax $ -0- Local Tax and $ -0- imposed by Section 58-54.1.

Teste: Angela W. Tadlock, Deputy Clerk

#190000861
3pages

CONSIDERATION: $2,000.00
Assessed value: $1,700.00
PREPARED BY:
L. ANDERSON HUGHES, JR. VSB #17859
1326 ALVERSER PLAZA
MIDLOTHIAN, VA 23113
TAX ID# 38F ((1))-086A#

5-13-19
R -> Return to: Allegiance Title Insurance Agency, LLC
P.O. Box 1265, Montross, VA 22520

Title Company: FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS DEED OF BARGAIN AND SALE, made this 19th day of April, 2019, by and between **GEORGIA ANNETTE SPETALIERI, Trustee of the GEORGIA ANNETTE SPETALIERI LIVING TRUST, U/T/A dated January 26, 2009**, herein called Grantor, and **THE TWIN HARBORS HOMEOWNERS ASSOCIATION, INC., a Virginia corporation,** herein called Grantee;

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS ($10.00) and other valuable considerations, the receipt of which is hereby acknowledged, the Grantor hereby grants and conveys with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, except as hereinafter noted, unto the Grantee the real estate described in Schedule "A" attached hereto and made a part hereof, in fee simple.

Plural shall be substituted for singular and the singular for the plural wherever the context hereof so requires.

This conveyance is made subject to and together with the restrictions, conditions, easements and agreements of record, if any, to the extent that same may lawfully affect the above real estate.

WITNESS the following signature and seal:

Georgia Spetalieri, Trustee

GEORGIA ANNETTE SPETALIERI, Trustee of the
GEORGIA ANNETTE SPETALIERI LIVING TRUST,
U/T/A dated January 26, 2009

STATE OF VIRGINIA

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

The foregoing instrument was acknowledged before me this 29th day of April 2019, by GEORGIA ANNETTE SPETALIERI, Trustee of the GEORGIA ANNETTE SPETALIERI LIVING TRUST, U/T/A dated January 26, 2009.

My commission expires: 8-31-2021

Catherine L Mundy

NOTARY PUBLIC

CATHERINE L. MUNDY
COMMONWEALTH OF VIRGINIA
REGISTRATION NO. 312719
MY COMM. EXPIRES 08/31/2021
NOTARY PUBLIC

Grantee's Address:

PO Box 450

Reedville, VA 22539

Schedule "A"

ALL that certain lot or parcel of land, situated, lying and being in Fairfield Magisterial District, Northumberland County, Virginia, containing 0.034 of an acre, more or less, and being more particularly shown and described as PARCEL A- PORTION OF LOT 86, 0.034 AC.", on a plat of survey entitled "DIVISION SURVEY OF THE LAND OF LOT 86 TWIN HARBORS", prepared by Phillip L. Keyser, L.S., dated March 19, 2018, a copy of which plat is recorded in the Clerk's Office of the Circuit Court Northumberland County, Virginia in Plat Cabinet 5, Slide 867 reference to which is hereby made for a more accurate description of the property hereby conveyed.

Being a portion of the property conveyed by deed dated March 7, 2013 from Georgia A. Spetalieri, widow, to Georgia A. Spetalieri, Trustee of the Georgia Annette Spetalieri Living Trust, U/T/A dated January 26, 2009, recorded on March 12, 2013 in the Clerk's Office, Circuit Court, Northumberland County, Virginia as Instrument #201313000659.

INSTRUMENT 190000861
RECORDED IN THE CLERK'S OFFICE OF
NORTHUMBERLAND CIRCUIT COURT ON
MAY 13, 2019 AT 01:54 PM
$2.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $1.00 LOCAL: $1.00
DEBORAH T. BINGHAM, CLERK
RECORDED BY: VGH