

220000990.001

Trinity Title and Settlement
P.O. Box 923
Prince George, VA 23875

Prepared by Dankos, Gordon & Tucker, P.C.
Curtis D. Gordon Virginia State Bar ID: 25325
Tax ID: 184D
Consideration: \$150,000.00
Tax Value: \$258,200.00
Title Insurance Underwriter: Stewart Title Guaranty Company

THIS DEED OF BARGAIN AND SALE, made this 1st day of March, 2022, by and between **FW ASSOCIATES, LLC**, a Virginia limited liability company, Grantor, and **ORAPAX PARTNERS, LLC**, a Virginia limited liability company 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 good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, to the Grantee, in fee simple, the following described property, to-wit:

SEE SCHEDULE "A" ATTACHED

This conveyance is made subject to any and all covenants, conditions, easements, agreements and restrictions as are of record insofar as they may lawfully apply to the property hereby conveyed.

IN WITNESS WHEREOF, FW Associates, LLC, a Virginia limited liability company, does hereby affix its company name by and through D. Fleet Wallace, manager, pursuant to the terms of the operating agreement which is still in full force and effect as of the date hereof.

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FW ASSOCIATES, LLC

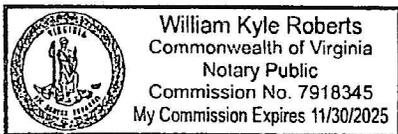
D. Fleet Wallace, MM (SEAL)
D. Fleet Wallace
Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF HENRICO, to-wit:

The foregoing instrument was acknowledged before me this 4th day of March, 2022, by D. Fleet Wallace, Manager of FW Associates, LLC, a Virginia limited liability company on behalf of the company.

[Signature]
Notary Public

My commission expires: 11/30/2025



Grantee's Address:

6814 Kirkwood St.
Henrico VA 23228

SCHEDULE "A"

ALL that certain lot, piece or parcel of land in the Black Creek District of New Kent County, Virginia, containing 341.15 acres, more or less, as shown and designated as "Parcel A" on a certain plat entitled, "Map of 3 Parcels of Land Containing 578.13+/- Acres, Being a Part of the Property Known as 'Orapaxe' in New Kent County, Virginia," made by F. T. Seargent, Certified Surveyor, dated November 16, 1959, revised March 21, 1968, a copy of which is recorded in the Clerk's Office of the Circuit Court for New Kent County, Virginia, in Plat Book 4, pages 29-30, to which reference is made for a particular and accurate description.

LESS AND EXCEPT 199.30 acres thereof shown and designated as "199.30 ACRES" on a plat of survey entitled, "ALTA/ACSM LAND TITLE SURVEY SHOWING 199.30 ACRES OF LAND LYING ON THE EAST LINE OF STATE ROUTE 613," which plat is dated January 6, 2004, was made by George L. Bryant, III, Land Surveyor, and a copy of which is recorded in the Clerk's Office of the New Kent County Circuit Court in Plat Book 20, pages 51-53.

This property consists of two non-contiguous portions, one bounded on the west by the Chickahominy River, on the north by property now or formerly of Raymond L. Foster, Jr., and Robert L. and Irene Provost, on the east by the 199.30 acres parcel of land described above, and on the south by the Norfolk Southern Railroad. The other bounded on the west by the 199.30 acres parcel of land described above, on the north by the property now or formerly of Scott D. and Melissa F. White and of Jay Schake, on the northeast by Dispatch Road, State Route 613, and on the east and south by the Norfolk Southern Railroad.

BEING the same premises conveyed to FW Associates, LLC, a Virginia Limited Liability Company, from Wetlands America Trust, Inc., by Special Warranty Deed dated October 25, 2017 recorded November 8, 2017 in the Clerk's Office, Circuit Court, New Kent County, Virginia in Deed Book 671, Page 772.

INSTRUMENT 220000990
RECORDED IN THE CLERK'S OFFICE OF
NEW KENT COUNTY CIRCUIT COURT ON
MARCH 14, 2022 AT 02:49 PM
\$258.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
3 STATE: \$129.25 LOCAL: \$129.25
AMY P. CRUMP, CLERK
RECORDED BY: KSM