

0334
0818

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Exhibit A – Legal Description

All of that certain tract, piece or parcel of land lying and being situate in Newville Magisterial District, Sussex County, Virginia, conveyed to Marianne N. Brown by deed from W. E. Norris, Jr., et als., bearing date of November 30, 1965, and recorded in the Clerk's Office of the Circuit Court of Sussex County in Deed Book 67, page 161, and described therein as Parcel 1 as follows: "All of that certain tract or parcel of land conveyed to W. E. Norris by deed from Gilbert J. Belsches and India Belsches, his wife, dated October 10, 1945 and recorded in the Clerk's Office of the Circuit Court of Sussex County in Deed Book 41, page 334, wherein it is described as follows: All of that certain tract or parcel of land lying and being in Newville Magisterial District, Sussex County, Virginia, and containing One Hundred and Fifty Acres of land, more or less, and bounded and described as follows: Beginning at a corner Gum on Assomoosick Swamp and running South East down said Swamp to the line of F. L. Birdsong property; Thence straight North along said line to the A. N. Spratley line; Thence North along the line of A. N. Spratley to a large Pine Tree; Thence North East to the point of beginning; It being the same tract of land that was conveyed to the said parties of the first part by deed from Samuel R. Belcher and wife bearing date on the 11th day of February, 1907, and recorded in the Clerk's Office of Sussex Circuit Court, Sussex County, Virginia in Deed Book No. 19 and at Page No. 129 to which deed reference is hereby made."

TOGETHER WITH a non-exclusive easement of right of way as contained in Deed of Easement dated November 19, 2007 and recorded January 24, 2008 in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Deed Book 239, Page 760 and as amended by Amended Deed of Easement dated March 29, 2024, recorded April 22, 2024 in the aforesaid Clerk's Office in Deed Book 330,, Page 665 and as confirmed by Amended Deed of Easement dated December 9, 2024, recorded December 9, 2024 in the aforesaid Clerk's Office in Deed Book 334, Page 640.

IT BEING the same property conveyed to Marianne Brown George by deeds from Marianne Norris Brown and Merrill Brown: (a) dated December 3, 1982 and recorded in the Clerk's Office aforesaid in Deed Book 100 at Page 876; (b) dated January 14, 1983 and recorded in Deed Book 101 at Page 234; and (c) dated January 23, 1984 and recorded in Deed Book 103 at Page 785.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 16th day of December, 20 24 at 5:00 P.M.
The tax imposed by §58.1-802 of the Code has been paid in the amount of \$ 210.00.

Teste: Joan M. Williams Clerk

0334
0640

(1174)

BOOK 334 PAGE 640

Prepared by and Return to:
William L. Holt, Esq., VSB #76857
Kaufman & Canoles, P.C.
P.O. Box 775
Franklin, VA 23851

Tax Map Numbers: 55-(A)-25A, 55-(A)-26,
55-(A)-28, 55-(A)-30, and 56-(A)-1

PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

AMENDED DEED OF EASEMENT

THIS DEED OF EASEMENT, made and entered into this 9th day of December, 2024, by and between **GARY M. WILLIAMS**, "Grantor"; and **MARIANNE B. REYMANN**, "Grantee".

WITNESSETH:

WHEREAS, Grantor is the owner of those tracts, of land in Newville Magisterial District, Sussex County, Virginia, known as Tax Map Parcels 55-(A)-25A, 55-(A)-26, and 55-(A)-28, ad 55-(A)-30; and

WHEREAS, Marianne B. Reymann is the owner of a tract of land in Newville Magisterial District, Sussex County, Virginia, being known as as Tax Map Parcel 56-(A)-1; and

WHEREAS the parties hereto previously entered into a Deed of Easement dated November 19, 2007 and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Deed Book 239 at Page 760, which was amended by Amended Deed of Easement dated March 29, 2024 and recorded in the Clerk's Office aforesaid in Deed Book 330 at Page 655; and

WHEREAS, at the time the Grantor executed the aforesaid Amended Deed of Easement, he held only a one-half undivided interest in Tax Parcel 55-(A)-30; and

WHEREAS, the Grantor now owns 100% interest in Tax Parcel 55-(A)-30 (see Deed Book 334 at Page 540); and

WHEREAS, Grantor is executing this Deed to confirm that he has the sole right to amend the Easement as it pertains to Tax Parcel 55-(A)-30.

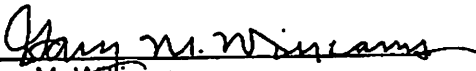
NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, the Grantor does hereby grant and convey unto Grantee, her successors and assigns, the Easement described on Exhibit A attached hereto, subject only to the following restrictions:

1. The easement shall not be used as a residential driveway; and
2. The easement shall not be used to access a solar farm.

This easement shall be binding upon Grantor, his successors and/or assigns.

SIGNATURE PAGES TO FOLLOW

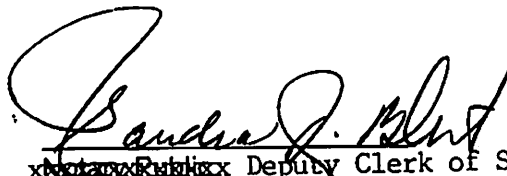
WITNESS the following signatures and seals:


Gary M. Williams

STATE OF VIRGINIA
CITY/COUNTY OF SUSSEX, to wit:

The foregoing instrument was acknowledged before me this 9th day of
December, 2024 by Gary M. Williams, who is personally known to me or
who has provided satisfactory evidence of identification.



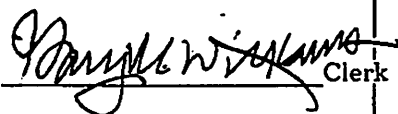

~~Notary Public~~ Deputy Clerk of Sussex
County Circuit Court

My commission expires: at the pleasure of the Court
Registration Number: n/a

Exhibit A – Description of Easement

A non-exclusive perpetual easement of right of way thirty (30) feet in width, as shown and described that certain "PLAT SHOWING 30' PROPOSED INGRESS & EGRESS EASEMENT TO BE ACQUIRED BY KE-MAR CORPORATION AND MARIANNE N. REYMANN FROM GARY M. WILLIAMS AND NANCYE H. CROSHOW NEWVILLE MAGISTERIAL DISTRICT SUSSEX COUNTY, VIRGINIA SCALE: 1" = 400' OCT. 15, 2007", made by S. V. Camp, III & Associates, Inc., and recorded in the Clerk's Office of the Circuit Court of Sussex County, Virginia in Plat Book 22 at Page 87. Reference is hereby made to said plat for a more particular description of said easement.

VIRGINIA: In the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office aforesaid and is, together with the certificate of acknowledgment annexed, admitted to record this 9th day of December 2024, 3:56 P. M.

Teste:  Clerk

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	40.11'	53.63'	49.72'	S 46°22'21" E	76°30'52"
C2	700.86'	94.88'	94.81'	S 19°30'46" W	07°45'24"

THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE REPORT, AND AS SUCH, THIS SURVEY IS SUBJECT TO ANY EASEMENT OF RECORD AND OTHER PERTINENT FACTS WHICH A TITLE SEARCH MIGHT DISCLOSE.

NOTES:

- IT IS THE INTENT OF THE PROPOSED 30' INGRESS & EGRESS EASEMENT TO ADJOIN ON THE P/L OF TAX PARCEL 56 - A - 1.
- BASELINE OF CENTER OF 30' PROPOSED INGRESS & EGRESS EASEMENT AND THE LINE WERE ALL FIELD LOCATED.
- ADJACENT AND ADJOINING PROPERTY LINES ARE APPROXIMATE AND WERE TAKEN FROM DEEDS AND PLATS OF RECORD.

THE LINES

LINE	BEARING	DISTANCE
L1	N 75°42'37" W	155.82' TIE
L2	N 78°21'50" W	343.50' TIE
L3	N 84°00'55" W	268.52' TIE
L4	N 81°38'50" W	110.50' TIE
L5	N 83°24'30" W	158.80' TIE
L6	N 83°24'30" W	5.99' TIE
L7	N 23°23'20" E	227.21' TIE
L8	S 24°18'53" W	729.41' TIE
L31	S 75°59'12" E	47.51' TIE
L32	S 07°17'35" W	336.08' TIE
L33	N 78°09'57" E	380.40' TIE
L34	S 07°30'37" W	114.33' TIE

BASELINE DATA OF C/L OF 30' PROPOSED INGRESS & EGRESS EASEMENT

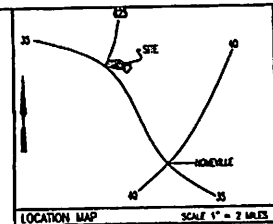
LINE	BEARING	DISTANCE
L9	S 79°04'49" E	2312.75' BL
L10	N 79°09'57" E	155.00' BL
L11	N 66°32'53" E	185.93' BL
L12	S 89°17'49" E	203.07' BL
L13	N 84°40'17" W	518.49' BL
L14	S 84°40'17" E	33.30' BL
L15	S 08°04'28" E	156.30' BL
L16	S 28°41'45" E	250.44' BL
L17	S 43°58'20" E	320.13' BL
L18	N 64°48'18" E	180.50' BL
L19	S 85°13'14" E	24.00' BL
L20	N 07°07'28" E	48.94' BL
L21	N 37°47'18" E	247.12' BL
L22	N 52°35'24" E	249.41' BL
L23	N 47°53'51" E	406.92' BL
L24	N 58°37'08" E	306.80' BL
L25	S 69°20'46" E	429.20' BL
L26	N 74°23'57" E	216.40' BL
L27	S 75°43'33" E	342.49' BL
L28	N 80°52'17" E	233.76' BL
L29	N 54°52'42" E	276.10' BL
L30	N 53°54'44" E	187.56' BL

Plat Book 22 page 87



PLAT SHOWING 30' PROPOSED INGRESS & EGRESS EASEMENT TO BE ACQUIRED BY KE-MAR CORPORATION AND MARIANNE N. REYMANN FROM GARY M. WILLIAMS AND NANCY H. CROSHAW NEWVILLE MAGISTERIAL DISTRICT SUSSEX COUNTY, VIRGINIA
SCALE: 1" = 400' OCT. 15, 2007

VIRGINIA: Is the Clerk's Office of the Circuit Court of Sussex County. The foregoing instrument was this day presented in the office thereof and is, together with the certificate of acknowledgment, admitted to record this 28th day of January, 2008, at 11:23 A.M.
DEED OF EASEMENT RECORDED IN DEED BOOK 239, PAGE 760
TESTE: *[Signature]*



LEGEND:

- COMPUTED POINT
- NAIL SET/FOUND
- ⊙ IRON ROD FOUND
- ⊙ MONUMENT FOUND
- ⊙ IRON AXLE FOUND
- P/L PROPERTY LINE
- TREE
- BL BASELINE
- TE TIE LINE
- (O.A.) OVER ALL

Returned: MAR 11, 2008
Thomas H. Ross, Jr., Atty.
Story Creek, VA 23882



REFERENCE FOR SURVEY

- T.P. 55 - A - 25A
NOW OR FORMERLY
GARY M. WILLIAMS
D.B. 119 - PG. 738
P.B. 119 - PG. 738
- T.P. 55 - A - 30
NOW OR FORMERLY
KE-MAR CORPORATION
D.B. 103 - PG. 708
P.B. 3 - PG. 1
- T.P. 55 - A - 26
NOW OR FORMERLY
GARY M. WILLIAMS
D.B. 119 - PG. 738
P.B. 119 - PG. 58
- T.P. 55 - A - 28
NOW OR FORMERLY
GARY M. WILLIAMS
D.B. 175 - PG. 180
P.B. 17 - PG. 67



E.V. CAMP, III & ASSOCIATES, INC.
22730 MAIN ST. COURTLAND, VIRGINIA
PHONE: (757)553-8278
FAX: (757)553-8600
SINCE 1958
ACC. # DRIVEN BY FIELD BOOK NO.: SHEET:
R.E.C. 311 - 57 1 OF 1