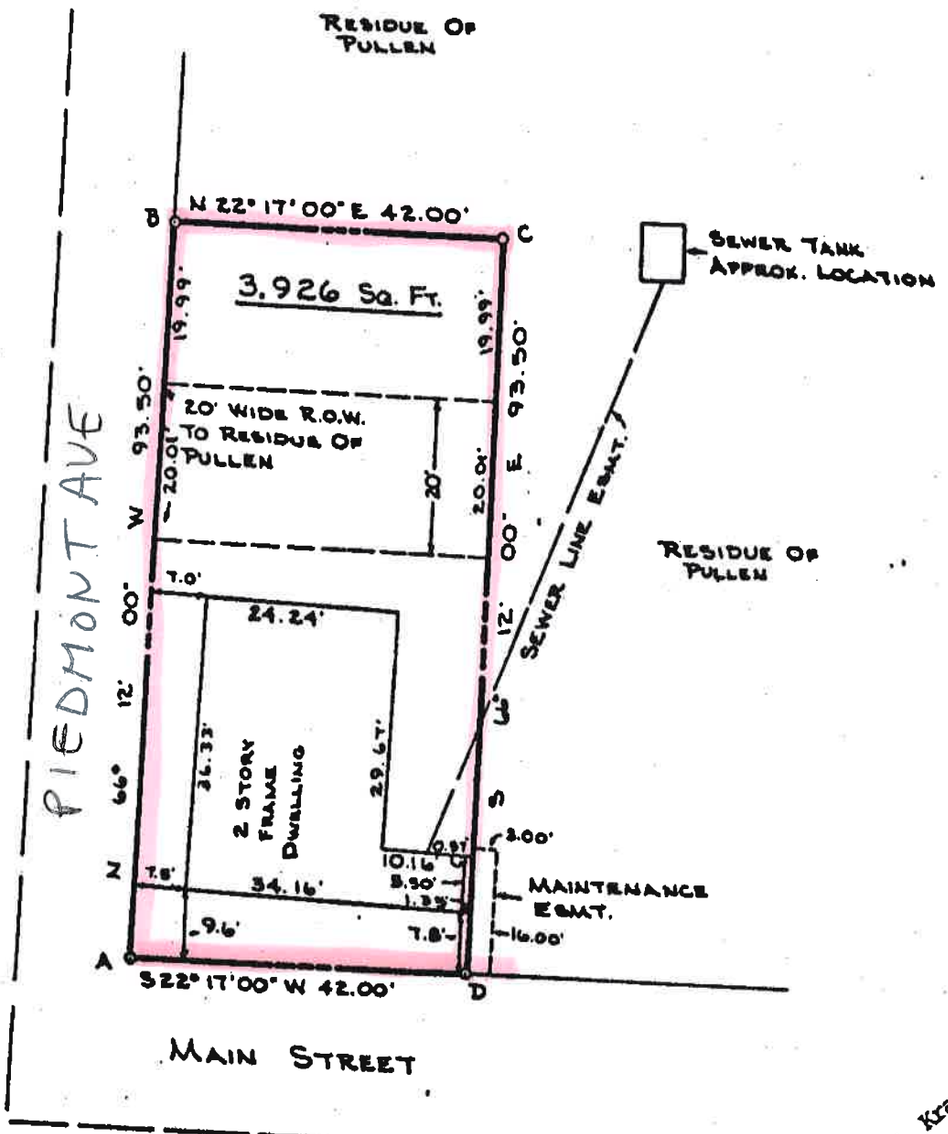
5814-1

PORTION OF PULLEN PROPERTY
TOWN OF WASHINGTON, RAPPAHANNOCK CO., VA. 169

Date: FEB. 20, 1985 Project No.: 2496	VH&D INC. Land Planners & Surveyors WARRENTON, VIRGINIA 22186	Scale: 1" = 20' Sheet 1 of 2





Approved
By: Peter H. Kramer MAYOR
(Town of Washington, Virginia)

04-297-3

EXHIBIT "A"- LEGAL DESCRIPTION

ALL THAT certain tract or parcel of land, together with all buildings and improvements thereon, situate, lying and being in the Town of Washington, Hampton Magisterial District, Rappahannock County, Virginia, and more particularly described according to a plat of survey made by VH&D, Inc., CLS, dated February 20, 1985, and recorded in Deed Book 151, page 169, in the Clerk's Office of the Circuit Court of Rappahannock County, Virginia, as containing 3,926 square feet, more or less.

TOGETHER WITH AND SUBJECT TO the following easements, more fully described in that certain Deed from Libby J. Pullen, widow, et al, dated February 27, 1985, and recorded in Deed Book 151, page 170, in the aforesaid Clerk's Office, and as shown on the aforesaid plat of survey by VH&D, Inc., dated February 20, 1985:

a. twenty (20') foot wide easement for ingress and egress;
b. permanent and non-exclusive easement for septic system;
c. three (3') foot wide maintenance easement.

AND BEING the same property conveyed to Tanya M. Richey from The Rush River Company by Deed dated and recorded June 30, 1997 as Instrument Number 970000750 among the land records of Rappahannock County, Virginia.

TAX MAP: 20-A-1-40

INSTRUMENT #040000297
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF RAPPAHANNOCK ON
FEBRUARY 18, 2004 AT 03:22PM
$300.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $150.00 LOCAL: $150.00
DIANE BRUCE, CLERK
BY: _____ (DC)