



**COMMUNITY
ASSOCIATION**

15

THIS DEED, made this 15th day of August, 1997, by and between COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, Grantor, party of the first part, and COURTHOUSE ESTATES COMMUNITY ASSOCIATION, INC., a Virginia non-stock corporation, Grantee, party of the second part, address: c/o Progressive Realty, 1217 Laskin Road, Virginia Beach, Virginia 23451.

WITNESSETH:

That for and in consideration of the mutual benefits accruing or to be accrued to the above mentioned parties; and other good and valuable considerations, the receipt of which is acknowledged, the said party of the first part does hereby grant and convey, with GENERAL WARRANTY, unto the party of the second part, the following described property, to-wit:

ALL THOSE certain pieces or parcels of land, with the buildings and improvements thereon, and the appurtenances thereunto belonging, situate, lying and being in the City of Virginia Beach, Virginia, and being known and designated as "COMMON AREA 21" and "COMMON AREA 22", as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B & 2C-2, COURTHOUSE ESTATES, PHASE 3A, SECTION M-7, REF.: M.B. 260, P. 15, AUGUST 12, 1997, PRINCESS ANNE BOROUGH - VIRGINIA BEACH, VIRGINIA", which said plat is duly recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Map Book 262, at pages 92 through 98, inclusive; TOGETHER WITH those certain lake access and maintenance easements appurtenant to Common Area 22 within Lots 42 through 51 as designated on the aforesaid plat, which said easements are intended to provide the Grantee, its agents, employees and/or servants, with access to the lakes within said Common Area 22 for the purpose of maintaining the lakes and lake banks.

IT BEING a portion of the same property conveyed to the Grantor by Deed of Virginia Land Investment Associates No. 1, a Virginia limited partnership, dated June 16, 1994 and duly recorded in the aforesaid Clerk's Office in Deed Book 3408, at Page 2099.

This conveyance is subject to any public utility easements and restrictive covenants of record, if any. This conveyance is expressly subject to that certain Declaration of Covenants, Conditions and Restrictions for Courthouse Estates made by the GPINs: 1493-35-3866 & 1493-46-1388 PREPARATION BY CONSOLVO, MARKOWITZ & WEBB, ATTORNEYS AT LAW

Grantor herein and recorded in the aforesaid Clerk's Office and, as the same may be applicable to the conveyance herein, said Declaration is incorporated herein by reference.

The party of the first part covenants that it is seized in fee simple of the said property and has the right to convey the said property to the party of the second part; that it has done no act to encumber the same; that it, the said party of the second part, shall have quiet and peaceable possession of the same, free from all encumbrances; and that it, the party of the first part, will execute such further assurances of title as may be requisite or necessary.

IN WITNESS WHEREOF, COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, has caused this instrument to be executed in its name by its authorized joint venturers.

COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE
a Virginia joint venture

By: Virginia Land Investment Associates No. 1,
a Virginia limited partnership, Joint Venturer

By: Larasan Realty Corporation, a Virginia
Corporation, Its General Partner

By: Anthony J. Sancilio
Anthony J. Sancilio, President

By: Baymark Construction Corporation, a
Virginia corporation, Joint Venturer

By: Richard S. Foster
Richard S. Foster, President

APPROVED AS TO CONTENTS

Ray Ferris
Raymond/DSC

² *en solvo*. Markowitz
& Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH VIRGINIA 23462