



**COMMUNITY
ASSOCIATION**

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7/15th

THIS DEED, made this 3rd day of March, 1999, 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 29", "COMMON AREA 30" and "COMMON AREA 31", as shown on that certain plat entitled "SUBDIVISION OF PARCELS 2B, 2C-1, & 2C-2, COURTHOUSE ESTATES, PHASE 4, SECTION L-1, REF: M.B. 260, P. 15, OCTOBER 16, 1998, 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 275, at pages 38 through 42, inclusive; SUBJECT, HOWEVER, to that certain Declaration of Restrictions dated October 16, 1996, recorded in the aforesaid Clerk's Office in Deed Book 3673, at Page 1721, as said Declaration pertains to Common Area 30.

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

Consolvo, Markowitz & Webb
4560 COLUMBUS LOOP
VIRGINIA BEACH, VIRGINIA 23462

GPINs: 1493-15-8001, 1493-24-0680 and 1493-13-5752

Preparation by Consolvo, Markowitz & Webb


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.

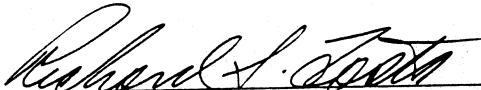
COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE
a Virginia joint venture

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

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

By: 
Lawrence A. Sancilio, President

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

By: 
Richard S. Foster, President

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

I, the undersigned, a Notary Public in and for the City and State aforesaid, do hereby certify that Lawrence A. Sancilio, as President of Larasan Realty Corporation, a Virginia corporation, as General Partner of Virginia Land Investment Associates No. 1, a Virginia limited partnership, Joint Venturer of COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE, a Virginia joint venture, whose name as such is signed to the foregoing writing, has acknowledged the same before me this 1st day of March, 1999.

Sue E. Keubel
Notary Public

My Commission Expires: Dec 30, 2002

COMMONWEALTH OF VIRGINIA
CITY OF VIRGINIA BEACH, to-wit:

I, the undersigned, a Notary Public in and for the City and State, do hereby certify that Richard S. Foster, as President of Baymark Construction Corporation, a Virginia corporation, a Joint Venturer of COURTHOUSE ESTATES ASSOCIATES, A JOINT VENTURE a Virginia joint venture, whose name as such is signed to the foregoing writing, has acknowledged the same before me this 4th day of March, 1999.

Cynthia Sue Gypsum
Notary Public

My Commission Expires: June 30, 1999

Consolo, Markowitz
& Webb
4580 COLUMBUS LOOP
VIRGINIA BEACH, VIRGINIA 23462

RECORDED WITH
CERTIFICATE ANNI X:

99 MAR 18 PM 4: 06

\$58.1-802 TAXES PAID
VIRGINIA BEACH, VA.

TESTE: [Signature]