

0927  
0732

927 732

Goolrick Tract #4119

THAT certain tract of land situate in Fluvanna County, Virginia, on the headwaters of the middle fork of Cunningham Creek, containing 165 acres, more or less, bounded as follows: Beginning at Phillips corner and running N. 37 East 95 poles, to pointers; thence N. 1 1/2 W. 104 poles to pointers; thence South 85 1/2 W. 184 poles to pointers; thence South 43 E. 13 poles to pointers; thence South 2 1/2 East 120 poles to pointers; thence South 60 degrees East 125 poles to the beginning, being the same property conveyed to the Grantor herein by Deed dated May 12, 1952, recorded in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia, in Deed Book 44, at Page 348.

Being a part of the same real estate conveyed to John Hancock Mutual Life Insurance Company, a Massachusetts corporation, by Deed from Chesapeake Forest Products Company, LLC, a Virginia Limited Liability Company, successor by merger to Chesapeake Forest Products Company, a Virginia corporation, dated September 10, 1999 and recorded September 14, 1999 in the Clerk's Office of the Circuit Court of Fluvanna County, Virginia in Deed Book 375, page 682.

16/74-75

ROW 21/130

aforesaid.

44/348

My commission expires April 11, 1954.

Given under my hand this 2nd day of May, 1952.

WILLIAM P. WARRELL  
NOTARY PUBLIC  
RICHMOND, VA.

William P. Warrell  
Notary Public.

VIRGINIA: In the Clerk's Office of the Circuit Court of Fluvanna County May 15, 1952.

The foregoing deed was this day received in said office, and thereupon together with the certificate (s) thereto annexed, and the U. S. Documentary Stamps thereon, amounting to \$4.40 duly cancelled, admitted to record at 10:00 A. M.

Teste: Richard J. George Clerk.

Tax \$4.50  
TR 1.00  
Fee 2.00  
\$7.50

C. O'CONNOR GOOLRICK, ET UX

TO: DEED ✓

THE CHESAPEAKE CORPORATION OF VIRGINIA

THIS DEED, made this 12th day of May, 1952, by and between C. O'Connor Goolrick and Nannie F. Goolrick, husband and wife, parties of the first part, and The Chesapeake Corporation of Virginia, a Virginia corporation, party of the second part;

WITNESSETH: That for and in consideration of the sum of Ten Dollars, cash in hand paid, and other valuable consideration, the receipt whereof is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, unto THE CHESAPEAKE CORPORATION OF VIRGINIA, with General Warranty and all statutory covenants of title, the following described real estate, to-wit:

"That certain tract of land situate in Fluvanna County, Virginia, on the headwaters of the middle fork of Cunningham Creek, containing 165 acres, more or less, bounded as follows, to-wit:

Beginning at Phillips corner and running N. 37 East 95 poles, to pointers, thence N. 1 1/2 W. 104 poles to pointers, thence South 85 1/2 W. 184 poles to pointers, thence South 43 E. 13 poles to pointers, thence South 2 1/2 East 120 poles to pointers, thence South 60 degrees East 125 poles to the beginning, being the same property deeded to Albea E. Scruggs by deed of April 4, 1873, from Joseph Scruggs, which deed was duly recorded in the Clerk's Office of Fluvanna County in Deed Book 21, page 130, and the same property conveyed unto the said John T. Goolrick, Jr., by deed of October 1st, 1925, by J. E. Scruggs and all other heirs of Albea E. Scruggs, deceased, the said heirs at law being the several sons and daughters of the said Scruggs, which deed is likewise recorded in the Clerk's Office of said County"; and being also the same real estate conveyed unto C. O'Connor Goolrick by John T. Goolrick, Jr., single, by deed of January 21, 1926, duly recorded in Deed Book 16, pages 74-75 of the land records in the Clerk's Office of Fluvanna County, Virginia, to which deed, and the other title deeds of record in this chain of title reference is specifically made for a more complete description of the real estate hereby conveyed.

The above land is conveyed by the tract and not by the acre.

Witness the following signatures and seals:

3/ C. O'Connor Goolrick (SEAL)  
7/ C. O'Connor Goolrick

Original Deed mailed to  
Sutton + Causey  
Attorneys at Law  
West Point, Virginia  
5-23-52  
Miss Corner, Deputy Clerk

WITNESSETH: That for and in consideration of \$1.00, cash in hand paid, the receipt of which is hereby acknowledged, the said OWNER doth hereby grant, bargain sell and convey to the COMPANY, its successors and assigns a perpetual easement and right-of-way upon which to erect poles, towers and other supports, to guy, brace, relocate and maintain the same, and to string, stretch, suspend and construct thereon wires, cables and other fixtures and appliances, including telephone wires, necessary or convenient for the transmission of electric current, and the right to transmit electric current thereon across and over a certain tract of land belonging to said OWNER, located in Fluvanna County, State of Virginia, adjoining the lands of A. W. Bassinger, R. K. Campbell, C. V. Mitchell and others, and containing approximately \_\_\_\_\_ acres; together with the right of ingress and egress to and from said right-of-way, the right to keep said right-of-way free from structures of all kinds that may be likely to interfere with the COMPANY'S use thereof, and the right to cut and trim, and to keep trimmed, from the lands of the OWNER such limbs, underbrush, trees and other growth as may interfere with, or be likely to interfere with the foregoing uses.

The approximate route of said right-of-way, and the conditions of this deed are as follows:

Beginning at a point on line between owner and R. K. Campbell and running in a general easterly direction along the road leading to the residence of C. V. Mitchell to a point on line between owner and C. V. Mitchell.

The COMPANY shall also pay the OWNER for any damages done to crops, trees, timber, fences or buildings of the OWNER during the construction of said line, and to pay the OWNER for any damages done to crops, fences or buildings of the OWNER while making repairs to said line, and in the event of their inability to agree upon the amount of such damages, the same shall be arbitrated in the usual manner.

This Deed contains all agreements between the parties hereto relative to said right-of-way, to the compensation for the use thereof, and to the damages, if any resulting from the use of the same.

The COMPANY may inspect, maintain, patrol and keep in repair all poles, towers, wires, fixtures, and appliances connected therewith on said land, and may remove the same from said premises whenever it may elect to do so.

The parties of the first part covenant that they have the right to convey said right-of-way and that they will warrant and defend the same from the claims of all persons whomsoever.

Witness the following signatures and seals:

S. T. Ranson, (Seal)  
Mina S. Ranson (Seal)  
Hazel W. Ranson (Seal)  
W. H. Ranson, (Seal)

State of Virginia,

County of Fluvanna, to-wit:

I, H. T. Holladay, Jr., a Notary Public in and for the County and State aforesaid, do hereby certify that S. T. Ranson, Mina S. Ranson, Hazel W. Ranson and W. H. Ranson, whose names are signed to the above writing, dated the 14th day of Oct. 1931, have acknowledged the same before me in my said County.

My Commission will expire Aug. 10th 1932.  
Given under my hand this 14th day of October 1931.

H. T. Holladay, Jr.,  
Notary Public,  
State at Large.

Virginia: