

2004 08090

TAX MAP NO. 08000A000001100

ARTICLE ONE
ARTICLES

WOODFIELD SUBDIVISION
SUBDIVISION DECLARATION OF PROTECTIVE
COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS

THIS DECLARATION, made this 1st day of December, 2004 by Henry P. Custis, Jr., Linda B. Custis, A. Taylor Custis and Nell P. Custis, hereinafter referred to as "Declarants".

RECITALS

Declarants are the owners and developers of certain lots or parcels of real estate situated in Metomkin Magisterial District, Accomack County, Virginia and designated and shown as Lots 1 through 35, inclusive, as shown on a certain plat of survey captioned "Final Subdivision Plat of the Lands of 'WOODFIELD', TAX MAP 80 (A) PARCEL 11, INSTRUMENT # 200307964, Accomack County, Virginia", dated February 27, 2004 and revised April 14, 2004, October 18, 2004, October 22, 2004 and November 22, 2004, made by George E. Young, III, P.C., which plat is recorded in the Clerk's Office of the Circuit Court for the County of Accomack in Plat Book 2004, Page 102. These lots shall be known as WOODFIELD SUBDIVISION.

Declarants intend to develop, sell and convey the aforesaid lots but before doing so desire to impose upon them mutual and beneficial restrictions, covenants and equitable servitudes under a general plan or scheme of improvement for the benefit of all the aforesaid lots or parcels of land and the owners and future owners thereof.

When the property described above and any adjacent land hereafter acquired by Declarants and intended to become a part of the development known as Woodfield Subdivision has been sold, Declarants intend that architectural control be established to consider certain actions which lot owners may desire to take with reference to their property;

NOW, THEREFORE, Declarants state that all of the aforesaid lots which they own are held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, occupied and improved, subject to the provisions of this Declaration, all of which are declared and agreed to be in furtherance of a plan for the development, improvement and sale or lease of said lots and are established and agreed upon for the purpose of enhancing and protecting the value, desirability and attractiveness thereof. The provisions of this Declaration are intended to create mutual and equitable servitudes upon each of said lots in favor of each and all other lots; to create a privity of contract and estate between the grantees thereof, their heirs, successors and assigns; and shall, as to the owner of each lot, his heirs, successors or assigns, operate as covenants running with the land for the benefit of each and all other such lots and their respective owners, present and future.

updated
to 10-22-24
@ 9am
no changes

**OWNER'S POLICY
SCHEDULE A**

Case No.: ST-7842

Policy No.: A82-0301626

Amount of Insurance: \$39,900.00

Date of Policy: December 16, 2004 at 03:23 PM.

1. Name of Insured:

Wayne T. Brittingham, Sr. and Wayne T. Brittingham, Jr.

2. The estate or interest in the land which is covered by this policy is:

Fee Simple

3. Title to the estate or interest in the land is vested in:

Wayne T. Brittingham, Sr. and Wayne T. Brittingham, Jr.

4. The land referred to in this policy is described as follows:

All that certain lot or parcel of land situate near Gargatha, Metompkin Magisterial District, Accomack County, Virginia, designated as Lot 35 on a certain plat captioned "Final Subdivision Plat of the Lands of 'WOODFIELD'. TAX MAP 80 (A) PARCEL 11, INSTRUMENT # 220307964, Accomack County, Virginia", dated February 27, 2004 and revised April 14, 2004 October 18, 2004 October 22, 2004 and November 22, 2004 made by George E. Young, III, P.C. which plat is recorded in the Clerk's Office of the Circuit Court for the County of Accomack in Plat Book 2004 at page 102.

IT BEING the same lot or parcel of land conveyed to Wayne T. Brittingham, Sr. and Wayne T. Brittingham, Jr. from Henry P. Custis, Jr. and Linda B. Custis, by deed dated December 1, 2004, and recorded December 16, 2004, in the Clerks Office for the Circuit Court of Accomack County, Virginia, Instrument Number 200408604.

Shore Title, L.L.C.,
P. O. Box 150
Accomac, Virginia 23301
(757) 787-7050

By: _____
Tammy K. McCullough, Authorized Agent or Officer