

This Deed of Easement has been prepared without the benefit of a title examination.

The existence of title insurance is unknown to the preparer.

Consideration: \$100.00

Actual Value: \$100.00

Tax Map No. 030A10100004000

THIS DEED OF EASEMENT, made this 28th day of July, 2020 by and between B.I.C., Incorporated, a Maryland Corporation (sometimes known as BIC, INCORPORATED or BIC, INC.) Grantor; Angelia Lamberson and Capt. Fish's Steaming Wharf, Inc., a Virginia Corporation, Grantee; and Donald Britton, Grantee, whose mailing address is P. O. Box 85, Chincoteague, Virginia 23336.

WHEREAS the Grantor is the owner of certain real estate situated in Chincoteague, Accomack County, Virginia described and shown as Lot 40 on a certain Plat marked "Survey And Plan Of Subdivision "A" Showing Lot Layout On Property Of Wyle Maddox, on Chincoteague Island, Accomack County, Virginia" surveyed in July 1957 by William E. Watters, C. E., said Plat being recorded in Plat Book 13 at page 51 in the Clerk's Office for the Circuit Court of Accomack County, Virginia, to which express reference is made, said real estate being bounded on the Northwest by Chincoteague Channel as shown on said Plat, and said real estate being a part of the real estate conveyed to the Grantor by a certain Deed dated January 7, 1988 from Raymond L. Britton, Jr., of record in said Clerk's Office, and

WHEREAS the Grantees Angelia Lamberson and Capt. Fish's Steaming Wharf, Inc. are the owners of Lot 39 as shown on said Plat recorded in Plat Book 13, at page 51, and

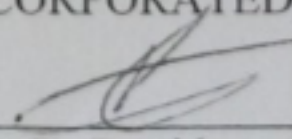
WHEREAS the Grantee Donald Britton is the owner of Lot 41 as shown on said Plat, and

WHEREAS said Grantees have requested the Grantor to jointly grant to them, their successors and assigns, a ten foot (10') wide perpetual easement over Lot 40 along and adjacent to the southwest boundary thereof for access to Chincoteague Bay, to which the Grantor is agreeable,

NOW THEREFORE WITNESSETH: that the Grantor, for and in consideration of the sum of One Hundred Dollars (\$100.00), cash in had paid, and at before the execution and delivery of this Deed of Easement, the receipt whereof is hereby acknowledged, does hereby grant and convey, with General Warranty of Title, unto the Grantees, jointly, in equal shares a perpetual easement for the benefit of their respective parcels of real estate as referenced herein ten foot (10') in width adjacent to and binding upon the southwest boundary line of Lot 40 for ingress to and egress from Chincoteague Bay, including the right and privilege to construct and maintain on said easement area a dock to facilitate such access to Chincoteague Bay. No vehicle shall be permitted to use and/or park on the easement area, except for the purpose of loading or unloading and/or the construction or maintenance of any dock. Said dock shall not be used for commercial purposes. Said Grantees shall at all times maintain said easement area and may improve same with stone, gravel or similar materials.

IN WITNESS WHEREOF the Grantor has caused this Deed of Easement to be executed by its duly authorized officer.

BIC, INCORPORATED, a Maryland Corporation

By:  (SEAL)
Its President

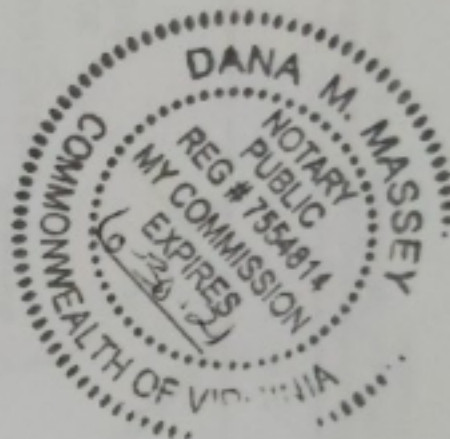
COMMONWEALTH OF VIRGINIA AT LARGE

This day personally appeared before me the undersigned, a Notary Public in and for the jurisdiction aforesaid Raymond Bitter President of BIC, INCORPORATED who acknowledged his signature and execution on behalf of said Corporation.

Given under my hand and seal this 1 day of April, ²⁰²¹~~2020~~.

Dana M. Massey (SEAL)
Notary Public

THIS INSTRUMENT WAS PREPARED BY:
JON C. POULSON, ESQUIRE
ATTORNEY AND COUNSELOR AT LAW
23349 CROSS STREET
P. O. BOX 478
ACCOMAC, VIRGINIA 23301
757-787-2620



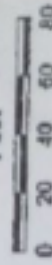
**Accomack County,
Virginia**

Legend

Road Labels

Map Printed from AccoMap
<http://accomack.mapsdirect.net/>

Feel



Title:

Date: 7/23/2020

DISCLAIMER: This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information, and data obtained from various sources, and Accomack County is not responsible for its accuracy or how current it may be.

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A - COVER SHEET CONTENT

Instrument Date: **7/28/2020**

Instrument Type: **DE**

Number of Parcels: **1** Number of Pages: **3**

[] City [X] County **ACCOMACK**
CIRCUIT COURT

Tax Exempt? **VIRGINIA/FEDERAL CODE SECTION**

[] Grantor:

[] Grantee:

Business/Name

1 X Grantor: **BIC, INCORPORATED**

Grantor:

1 Grantee: **BRITTON, DONALD**

2 Grantee: **LAMBERSON, ANGELIA**

Grantee Address

Name: **DONALD BRITTON**

Address: **P. O. BOX 85**

City: **CHINCOTEAGUE** State: **VA** Zip Code: **23336**

Consideration: **\$100.00** Existing Debt: **\$0.00** Actual Value/Assumed: **\$100.00**

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: **\$0.00** Fair Market Value Increase: **\$0.00**

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [X] City [] County Percentage In This Jurisdiction: **100%**

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: **030A10100004000**

Short Property Description: **LOT 40 CHINCOTEAGUE ISLAND**

Current Property Address:

City: **CHINCOTEAGUE** State: **VA** Zip Code: **23336**

Instrument Prepared By: **JON C. POULSON** Recording Paid By: **JON C. POULSON**

Recording Returned To: **JON C. POULSON**

Address: **P. O. BOX 478**

City: **ACCOMACK** State: **VA** Zip Code: **23301**

(Area Above Reserved For Deed Stamp Only)

