

Instrument Control Number
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030004194

141

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[LS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [2/27/2003]
Instrument Type: [DBS]
Number of Parcels [1]
Number of Pages [5]

City County [City Of Suffolk] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[INDUSTRIAL DEVELO]	[]	[]	[]
[]	[]	[]	[]

First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[100 NORTH MAIN, L.L.C.]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [100 NORTH MAIN, L.L.C.]
(Address 1) [P.O. BOX 11659]
(Address 2) []
(City, State, Zip) [NORFOLK] [VA] [23517]
Consideration [100,000.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [City Of Suffolk] Percent. In this Juris. [100]
Book [] Page [] Instr. No [020004393]

Parcel Identification No (PIN) []
Tax Map Num. (if different than PIN) [353749000, 351606000, 350171000]
Short Property Description []
Current Property Address (Address 1) [100 N. MAIN STREET]
(Address 2) [120-122 E. WASHINGTON STREET]
(City, State, Zip) [SUFFOLK] [VA] [23434]

Instrument Prepared by [WILLIAMS MULLEN]
Recording Paid for by [M. RICHARD EPPS, P.C.]
Return Recording to (Name) [M. RICHARD EPPS, P.C.]
(Address 1) [605 LYNNHAVEN PARKWAY, #100]
(Address 2) []
(City, State, Zip) [VIRGINIA BEACH] [VA] [23452]
Customer Case ID [03-R-2655] []



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Prepared by
Williams Mullen
900 One Columbus Center
Virginia Beach, VA 23462

SPECIAL WARRANTY DEED

THIS DEED, made this 27 day of February 2003, by and between the **INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SUFFOLK**, a political subdivision organized under the laws of the Commonwealth of Virginia ("Grantor"), and **100 NORTH MAIN, L.L.C.**, a Virginia limited liability company ("Grantee"), whose address is P. O. Box 11659, Norfolk, VA 23517.

WITNESSES:

That for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, receipt acknowledged, Grantor does grant and convey with SPECIAL WARRANTY to Grantee, the following described property ("Property"), to-wit:

Parcel ONE:

All that certain lot, piece or parcel of land, situated, lying and being on the Northeast corner of Washington and Main Streets, Suffolk, Virginia, and being bounded and described as follows, to-wit: Beginning at the Southwest corner of said lot and running thence Eastwardly along the Northern side of East Washington Street Eighty-one and thirteen-hundredths (81.13) feet, more or less, to the property now or formerly of Fannie T. Bruce; thence running Northwardly along the Western property line now or formerly of Fannie T. Bruce Fifty-two and thirty hundredths (52.30) feet, more or less, to the Southern boundary of the property now or formerly of S. Levy; thence Westwardly along the Southern boundary line now or formerly of S. Levy's property Eighty-seven and ninety-hundredths (87.90) feet, more or less, to the East side of Main Street at a point Thirty-five and six hundredths (35.06) feet North of and distant from the beginning point and running thence along the said East side of the said Main Street Thirty-five and six hundredths (35.06) feet, more or less, to the point of beginning.

TAX ID # 34G18(A) - 269
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Parcel TWO:

Parcel I:

First: All that certain parcel of land in Suffolk Borough, in the City of Suffolk, Virginia, bounded and described as follows:

Beginning at the northeast corner of the property which was conveyed to Holland and Jackson, Incorporated, by A. W. Ballard, Jr., and Colette B. Ballard, his wife, by deed dated January 10, 1979, and recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 83, page 820; thence North 68 degrees 26' 16" West 36.58 feet along the said Holland and Jackson Incorporated property to a point; thence North 29 degrees 27' 06" East 26.22 feet to a point in the southern boundary line of the property designated as "Residue Parcel" on the hereinafter described plat; thence South 71 degrees 29' 51" East 38.11 feet along the said "Residue Parcel" to a point; thence South 31 degrees 49' 59" West 28.46 feet along the property of the City of Suffolk to the point of beginning, said parcel being more particularly shown on that certain plat entitled "Plat Showing Resubdivision of Property Standing in the Name of Peter C. Jackson & Ann Miller Bruce, reference Deed Book 209, page 455 and Property Standing in the Name of Holland and Jackson Incorporated, Reference Deed Book 83, page 820 and Deed Book 43, page 118, Suffolk Borough, Suffolk, Virginia," dated April 29, 1999 and made by Ernest C. Hawkins, Jr., and Associates, Surveyors and Planners, a copy of which is recorded in said Clerk's Office in Plat Cabinet 2, Slide 164-D.

Second: All that certain parcel of land in Suffolk Borough, Suffolk, Virginia, bounded and described as follows:

Beginning at the Northeast corner of the property which was conveyed to Holland and Jackson Incorporated by The American Bank and Trust Company and designated as second in the deed dated February 1, 1963, and recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 43, page 118; thence North 68 degrees 26' 16" West 37.00 feet along the property of Holland Jackson Incorporated to a point, thence North 29 degrees 36' 09" East 1.3 feet to a point, thence North 20 degrees 00' 00" East 22.50 feet to the property designated as "Residue Parcel" on the hereinafter described plat; thence South 71 degrees 29' 51" East 41.09 feet along said "Residue Parcel" to a point; thence South 29 degrees 27' 00" West 26.22 feet to the point of beginning, said parcel being more particularly shown on a certain plat entitled "Plat Showing Resubdivision of Property Standing in the Name of Peter C. Jackson & Ann Miller Bruce, reference Deed Book 209, page 455 and Property Standing in the Name of Holland and Jackson Incorporated, Reference Deed Book 83, page 820 and Deed Book 43, page 118, Suffolk Borough, Suffolk, Virginia" dated April 29,

1999 and made by Ernest C. Hawkins, Jr. and Associates, Surveyors and Planners, a copy of which is recorded in said Clerk's Office in Plat Cabinet 2, Slide 164-D.

Parcel II:

All that certain tract, piece or parcel of land, situate, lying and being on the North side of East Washington Street in the City and State aforesaid, and bounded and described as follows: Beginning at the Southeast corner of the lot now or formerly of Marmaduke Jones on said Street, the said corner being nine (9) inches East of said Street from the brick-work above ground of the brick building now or formerly of Marmaduke Jones on the corner of E. Washington and Main Streets, and running thence East along and fronting on E. Washington Street Thirty-four (34) feet; thence running North in a straight line parallel with the Eastern wall of the two story brick building situated on the land described herein to the land now or formerly of James C. Causey, Fifty-four (54) feet and ten (10) inches; thence running West, along the land of James C. Causey, to the land now or formerly of Marmaduke Jones, Thirty-four (34) feet and ten (10) inches; thence running South along the land now or formerly of Marmaduke Jones to the beginning Fifty (50) feet and four (4) inches, said land being bounded on the North and West by the lands now or formerly of James C. Causey and Marmaduke Jones, on the East by the land now or formerly of John F. Pinner and on the South by the said East Washington Street, together with all and singular the appurtenances belonging to the same.

Parcel III:

All that certain lot or parcel of land and the right of way lying immediately east thereof situated on the North side of East Washington Street in the City of Suffolk, Virginia, which was conveyed to A. E. Ballard by the American Bank and Trust Company by deed dated April 1, 1960, and duly recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 40, Page 445, in which deed said property and the right of way appertaining thereto are more particularly described as follows:

All that certain tract, piece or lot of land, with the improvements thereon, situated on the North side of East Washington Street, in the City of Suffolk, Virginia, and bounded and described as follows: Beginning at the Southeast corner of the lot now or formerly of Fannie T. Bruce, on said North side of said Street, and running thence Eastwardly along and fronting on said Street, Thirty-three feet and nine inches, to a certain right of way over the land now or formerly of John F. Pinner; thence running Northwardly along the Western side of said right of way Sixty feet and Eight inches to the land now or formerly of James C. Causey; thence running Westwardly along the Southern line of the land now or formerly of said Causey, Thirty-six feet and seven inches, to the land now or formerly of Fannie T. Bruce; and thence running Southwardly along the Eastern line of the said Fannie T. Bruce Fifty-four feet and eight inches to the beginning, this said lot of land being bounded on the North by the land now or formerly of James C. Causey, on the East by the said right of way, on the South by the said East Washington Street, and on the West by the land now or formerly of Fannie T. Bruce.

It all being the same property conveyed to The Industrial Development Authority of the City of Suffolk, Virginia, by deed from the City of Suffolk, Virginia, a municipal corporation, dated March 26, 2002, and filed for record March 28, 2002, as Instrument No. 020004393 in the Circuit Court Clerk's Office of the City of Suffolk, Virginia.

The Property is also conveyed subject to the conditions, restrictions, reservations, encumbrances and easements, if any, duly recorded affecting the Property and constituting constructive notice.

[SIGNATURES BEGIN ON NEXT PAGE]

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IN WITNESS WHEREOF, Grantor has caused this Deed to be executed on its behalf by its duly authorized Executive Director and Chairman, all as of the date of this Deed.

INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SUFFOLK, a political subdivision organized under the laws of the Commonwealth of Virginia

By *John C. Harrell*
John C. Harrell
Chairman

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF SUFFOLK

The foregoing Special Warranty Deed was acknowledged before me this 27th day of FEBRUARY, 2003, by John C. Harrell, Chairman of the Industrial Development Authority of the City of Suffolk, a political subdivision organized under the laws of the Commonwealth of Virginia, on behalf of the Authority.

Lynn B. Bartlett
Notary Public

My Commission Expires: NOVEMBER 30, 2004

INSTRUMENT #030004194
RECORDED IN THE CLERK'S OFFICE OF
SUFFOLK ON
MARCH 12, 2003 AT 11:11AM
HENRY C. MURDEN, CLERK

BY: *Jean H. Roberts* (DC)
ST. TAX \$150.00

#382862 v3 - special warranty deed ida to 100 north main