

## DEED OF GRANTOR TO TRUSTEE

EXEMPT FROM TAX: VA. CODE SECTION 58.1-811(A)(12)

THIS DEED OF BARGAIN AND SALE, made this 10th day of September, 1999, by and between Frances G. Ramzy, also known as Frances Gunther Ramzy, Grantor, and Frances Gunther Ramzy, as Trustee, under a certain REVOCABLE LIVING TRUST established by Grantor on August 6, 1998, unrecorded, and identified as THE FRANCES GUNTHER RAMZY REVOCABLE LIVING TRUST, Grantee, whose mailing address is 2428 Hillsboro Quay, Virginia Beach, Virginia.

## WITNESSETH:

That for and in consideration of the benefits accruing to themselves and/or their heirs, executors and/or assigns, acknowledged by the Grantor herein to have value of TEN DOLLARS (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged at and before the signing, sealing and delivery of these presents, the Grantor does hereby grant, sell, and convey with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE**, unto the Trustee the following described property, to-wit:

ALL THAT certain lot, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the City of Virginia Beach, Virginia, and known, numbered and designated as Lot 192, as shown on that certain plat entitled "SUBDIVISION OF HUNT CLUB FOREST, SECTION FOUR", PRINCESS ANNE BOROUGH, 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 170, at pages 29, 30 and 31.

IT BEING the same property conveyed to Frances G. Ramzy, the Grantor herein, by deed of James C. Stamey and Julene B. Stamey, husband and wife, and James Watt and Christine H. Watt, husband and wife, by deed dated June 26, 1987 and recorded in Deed Book 2651, at page 1181, in the aforesaid Clerk's Office.

PENDER & COWARD  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
VIRGINIA BEACH,  
VIRGINIA

GPIN #: 2404-87-5880-0000  
document prepared by Pender & Coward, P.C.  
without title examination

TO HAVE AND TO HOLD the said property by my Trustee, Frances Gunther Ramzy, with the appurtenances thereunto belonging upon the trusts and for the purposes set forth herein and, under the said Revocable Living Trust, and with the following rights, powers and privileges, in accordance with Section 55-17.1 of the Code of Virginia, as amended:

1. Trustee, including any Successor Trustee, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described;
2. No one dealing with the Trustee, including any Successor Trustee, shall be required to make further inquiry as to the right of such Trustee to act;
3. No one dealing with the Trustee, including any Successor Trustee, shall inquire as to the disposition of any proceeds.

This conveyance is expressly made subject to all unexpired conditions, restrictions, reservations and easements of record, if any, constituting constructive notice.

Whenever used herein, the singular shall include the plural, the plural the singular, and the use of any gender shall include all other genders.

WITNESS The following signatures and seals:

*Frances Gunther Ramzy*  
 FRANCES GUNTHER RAMZY, GRANTOR  
 and Original Trustee

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

I, CHERYL A SMITH, a Notary Public in and for the State of Virginia, hereby certify that Frances Gunther Ramzy, Grantor and original Trustee, whose name is signed to the foregoing writing dated 9/10/99, 1999, has acknowledged the same before me in my presence in the City and State aforesaid.

Given under my hand this 10 day of SEPTEMBER, 1999.

PENDER & COWARD  
A PROFESSIONAL CORPORATION  
ATTORNEYS AT LAW  
VIRGINIA BEACH,  
VIRGINIA

My commission expires 7/30/2000

*Cheryl A Smith*  
 Notary Public

RECORDED WITH  
 CERTIFICATE AND  
 99 SEP 15 AM 8:04  
 VIRGINIA  
 TESTE: *[Signature]*  
 CLERK OF COURT