

DEED OF RESUBDIVISION AND BARGAIN AND SALE

THIS DEED, made this 29th day of August, 1973, by and between GEO. H. RUCKER REALTY CORPORATION, formerly GEORGE H. RUCKER DEVELOPMENT CORPORATION, a Virginia corporation, party of the first part; FAIRFAX COUNTY PARK AUTHORITY, party of the second part; and F. REBECCA DIAL, party of the third part.

WHEREAS, said party of the first part is owner of parts of Lots 61 and 62, Subdivision known as Rixey Estates as the same appears duly dedicated, platted and recorded in Deed Book U-10, Page 100, of the Land Records of Fairfax County, Virginia, and being part of the same property conveyed to said party of the first part by Deed recorded in Deed Book 1989, Page 682, of the said Land Records; and

WHEREAS, it is the desire of said party of the first part to resubdivide said property into Outlots "A" and "B" as shown on the attached plat dated July 26, 1973, prepared by William O. McIntosh & Associates, Certified Land Surveyors, and approved by the appropriate authorities of Fairfax County, Virginia, which plat is hereby expressly made a part hereof;

NOW, THEREFORE, THIS DEED WITNESSETH: That said party of the first part, in consideration of the premises, and with its free consent and in accordance with its desire, does hereby resubdivide said property as shown on said attached plat.

NOW, THIS DEED FURTHER WITNESSETH: That said party of the first part for and in consideration of the sum of Ten Dollars and of other, good, valuable, and sufficient consideration in law, receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey, with a special warranty of title, unto said party of the second part all of said Outlot "A" as shown on said plat, with the improvements and appurtenances thereunto belonging.

NOW, THIS DEED FURTHER WITNESSETH: That said party of the first part for and in consideration of the sum of Ten Dollars and of other, good, valuable, and sufficient consideration in law, receipt of which is hereby acknowledged,

*Michael G. Moran, Atty.
1000 Rte. 28
Alexandria, Va.*

does hereby grant, bargain, sell, and convey, with a special warranty of title, unto said party of the third part all of said Outlot "B" as shown on said plat, with the improvements and appurtenances thereunto belonging.

These conveyances are made subject to any restrictions, covenants and conditions in the deeds of record forming the chain of title to said property.

Said party of the first part hereby certifies that this entire Deed is made with its free consent and in accordance with its desire.

WITNESS the following signature and seal pursuant to due authority:



GEO. H. RUCKER REALTY CORPORATION

By Arthur C. Jones Jr.
President

By Pauline M. Pearson
Asst. Secretary

STATE OF VIRGINIA)
COUNTY OF ARLINGTON) To-wit:

I, the undersigned Notary Public in and for said County and State, do hereby certify that Arthur C. Jones Jr. and Pauline M. Pearson respectively, of Geo H. Rucker Realty Corporation, are signed to the foregoing Deed dated August 29, 1973, have acknowledged the same before me in my said County to be the act and deed of said corporation.

Given under my hand and seal this 31st day of August

1973.

My commission expires June 8, 1974.

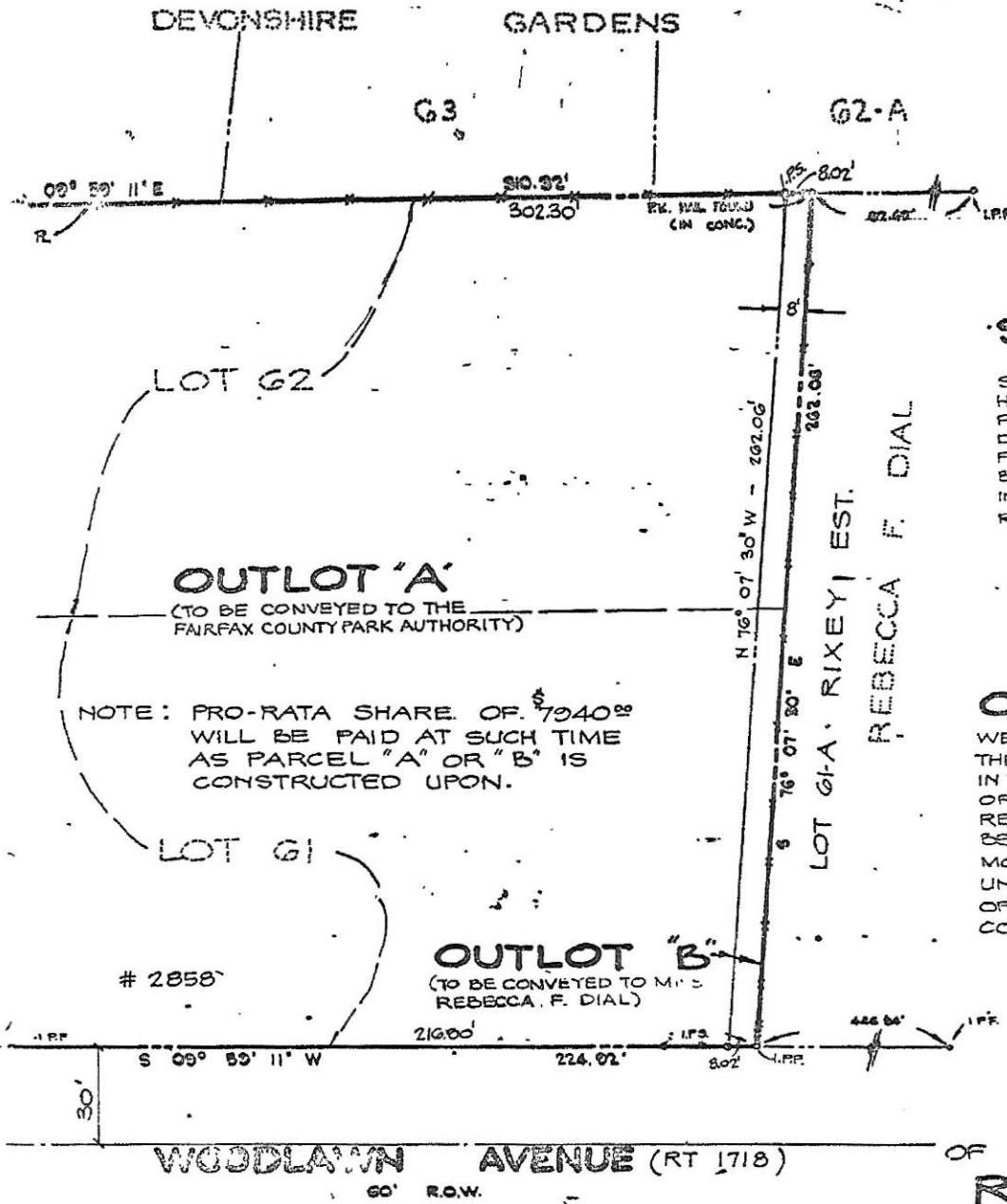


Verma H. Sicks
Notary Public

Tax Paid
Sec 58-54 175
Sec 58-65.1 143
Sec 58-54.1 13.00

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia SEP 6 1973 at 11:20 AM
This instrument was received and, with the certificate annexed, admitted to record

Teste:
Marion C. Jones
Clerk



OUTLOT 'A'
 (TO BE CONVEYED TO THE
 FAIRFAX COUNTY PARK AUTHORITY)

NOTE: PRO-RATA SHARE OF \$7940.00
 WILL BE PAID AT SUCH TIME
 AS PARCEL "A" OR "B" IS
 CONSTRUCTED UPON.

OUTLOT 'B'
 (TO BE CONVEYED TO MRS.
 REBECCA F. DIAL)

SURVEYOR
 I, WILLIAM
 SURVEYOR IN
 HEREBY CERTIFY
 THAT THIS PLAT IS
 NOW DEVELOPMENT
 FROM W.M.S. BY
 DEED DATA IN
 DEED BOOK RECORDS OF

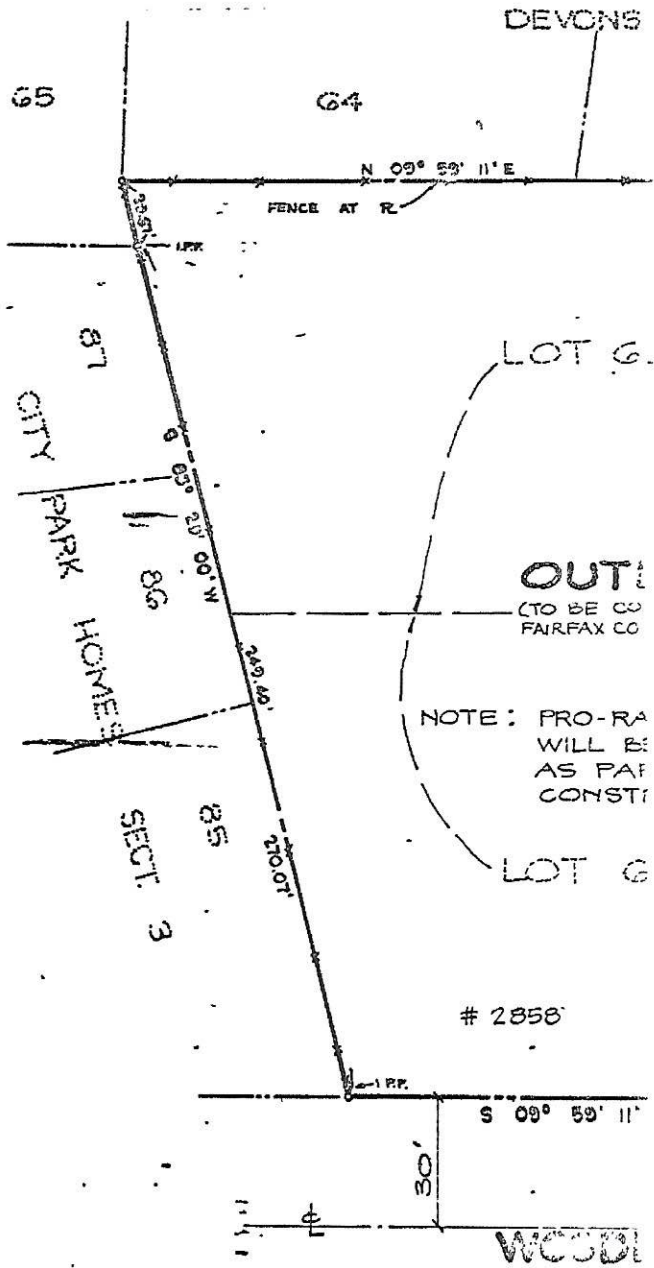
OWNER
 WE, GEORGE
 THE OWNER OF
 IN THE SURVEY
 OF SUBDIVISION
 RESTRICTION L
 BE SET AS PER
 MONUMENTS
 UNDER THE SUR
 OR ENGINEER
 COUNTY SUBD

RESUBD
 OF A PORTION
RIXEY
 (RECORDED)

PROVIDENCE R.I.
 SCALE 1"=30'
WILLIAM
 ENGINEERS
 10360 N.A.



MAP



THIS SURVEY WAS PREPARED FOR
FAIRFAX COUNTY PARK AUTHORITY.
NO TITLE REPORT FURNISHED.
THE PROPERTY APPEARS ON TAX MAP
ED-4-0-01962



AREA TABLE

OUTLOT "A" = 1.55817 Ac.
OUTLOT "B" = 0.04813 Ac.
TOTAL = 1.60630 Ac.



8-24-73 *Wenduchson*

BOARD OF...
8/27/73 *Wenduchson*

SURVEYOR'S CERTIFICATE

I, WILLIAM O. MCINTOSH, A DULY CERTIFIED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA DO HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS NOW IN THE NAME OF GEORGE H. RUCKER DEVELOPMENT CORP AND WAS ACQUIRED BY THEM FROM W M STONE & ASHTON C JONES JR. TRUSTEES DEED DATED MARCH 24, 1961 AND RECORDED DEED BOOK 1989 PAGE 682 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

THIS APPROVAL IS NOT A COMMITMENT TO PROVIDE PUBLIC SANITARY SEWER.

William O. McIntosh
WILLIAM O. MCINTOSH CLS N° 950

OWNERS DEDICATION

GEORGE H RUCKER DEVELOPMENT CORP. BEING OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN THE SURVEYORS CERTIFICATE HEREBY ADOPT THIS PLAT SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND AGREE THAT IRON PIPE WILL BE SET AS INDICATED THUS - o - AND CONCRETE MOMENTS WILL BE SET AS INDICATED THUS - o - UNDER THE SUPERVISION OF A REGISTERED SURVEYOR ENGINEER IN ACCORDANCE WITH THE FAIRFAX COUNTY SUBDIVISION ORDINANCE.

George H. Rucker Development Corp.
GEORGE H RUCKER DEVELOPMENT CORP.

DEPARTMENT OF COUNTY DEVELOPMENT
Division of Design Review
Fairfax, Virginia

All street locations and easements shown on this plat are subject to the necessary utility and other public charges thereon.

By *WJK* 8-24-73

RESUBDIVISION PLAT
PORTION OF LOTS 61 & 62
KEY ESTATES
(RECORDED DB U-10 PG 100)

APPROVED
COUNTY OF FAIRFAX
DIVISION OF PUBLIC SAFETY
James E. Colton
8/24/73

PLAT DIST. FAIRFAX COUNTY, VA.
1"-30' JULY 26, 1973

WILLIAM O. MCINTOSH & ASSOC.
SURVEYORS - PLANNERS
2 MAIN ST FAIRFAX, VIRGINIA

72-88

42571