

3237

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THIS DEED OF BARGAIN AND SALE, made this 1st day of June, 1978, by and between STONY POINT ESTATES, a Virginia partnership, party of the first part (hereinafter sometimes referred to as "Grantor"), and CITY OF RICHMOND, a municipal corporation of the Commonwealth of Virginia, party of the second part (hereinafter sometimes referred to as "Grantee").

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does grant and convey unto the Grantee with GENERAL WARRANTY and ENGLISH COVENANTS of title the property more fully described in Schedule A hereto attached.

SUBJECT, HOWEVER, to all conditions, easements, reservations and restrictions set forth in said Schedule A.

WITNESS the following signatures and seals:

STONY POINT ESTATES, a Virginia partnership

By John B. Larus
John B. Larus, Managing Partner

By Emmett M. Avery, Jr.
Emmett M. Avery, Jr., Managing Partner

STATE OF VIRGINIA

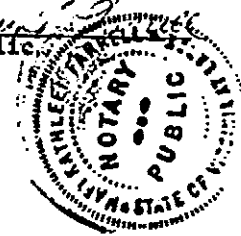
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City of Richmond, to-wit:

The foregoing instrument was acknowledged this 9th
day of JUNE, 1978, by John B. Larus and Emmett M. Avery, Jr.,
Managing Partners of Stony Point Estates, a Virginia partnership.

My commission expires: JAN. 18, 1981

Mary K. Adams
Notary Public



SCHEDULE A

SUBJECT, HOWEVER to all conditions, easements, reservations and restrictions of record applicable to said property insofar as they may legally apply thereto.

The property described below is conveyed to the Grantee for use as a passive park in accordance with the Community Unit Plan set forth in Ordinance No. 75-309-302 (as amended) adopted by Richmond City Council December 15, 1975, and shall be left principally in its natural state. However, this does not preclude use for other public purposes so long as they meet sound planning principles.

Grantor reserves unto itself, its successors and assigns the right to connect to existing roads, sewers, storm sewers and utilities or any extension or extensions thereof, and the right to construct and maintain additional roads, sewers, storm sewers and utilities which may be required by reason of the development of the aforesaid Community Unit Plan.

Description of Property Conveyed

ALL those lots, pieces or parcels of land lying and being in the City of Richmond, Virginia, namely, Parcel A containing 53.97 acres, Parcel C containing 9.96 acres, Parcel D containing 3.19 acres, Parcel E containing 4.84 acres and Parcel F containing 2.13 acres, all as more fully shown on plat entitled "Lewis G. Larus Park Plat of Several Parcels Containing 106.80 Acres Located in the City of Richmond, Virginia" dated May 30, 1978, made by Lewis & Owens, Inc., Consulting Engineers and Land Surveyors, a copy of which is hereto attached and recorded as a part hereof.

PARCEL A

BEING a part of the property conveyed to Stony Point Estates by deed dated September 29, 1975, and recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Division II, in Deed Book 489, page 385.

PARCEL C

BEING a part of the property conveyed to Stony Point Estates by deed from Lewis Griffin Larus, Jr. and Marjorie Moss Larus, his wife, dated March 4, 1975, and recorded in the aforesaid Clerk's Office prior to the recordation of this deed.

PARCEL D

BEING a part of the property conveyed to Stony Point Estates by deed from John B. Larus and Jean D. Larus, his wife, dated March 4, 1975, and recorded in the aforesaid Clerk's Office prior to the recordation of this deed.

PARCEL E

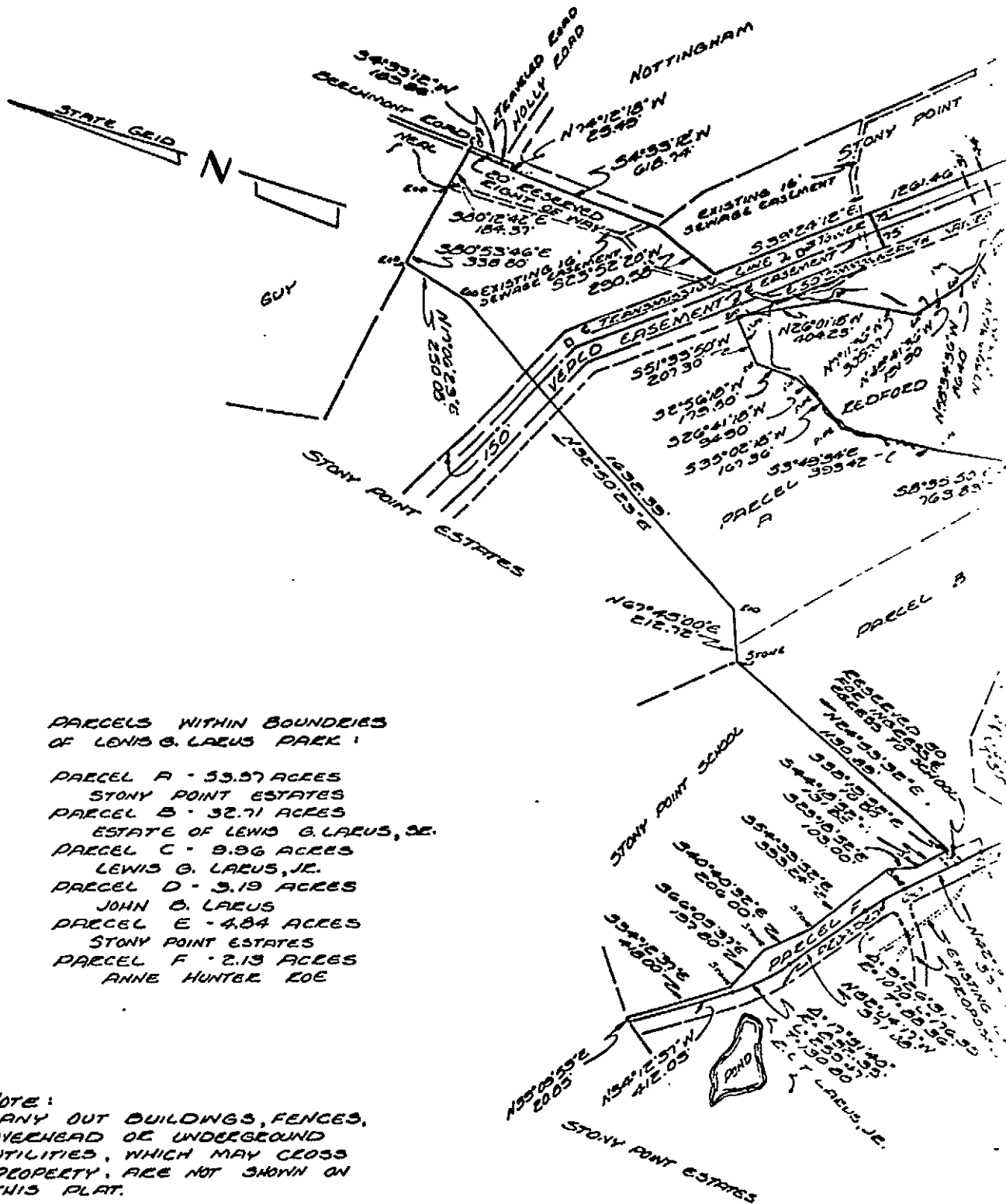
BEING a part of the property conveyed to Stony Point Estates by deed dated September 29, 1975, and recorded in the aforesaid Clerk's Office, in Deed Book 511, page 657.

PARCEL F

BEING a part of the property conveyed to Stony Point Estates by deed from Anne Hunter Roe and William H. Roe, her husband, dated November 3, 1975, and recorded in the aforesaid Clerk's Office prior to the recordation of this deed.

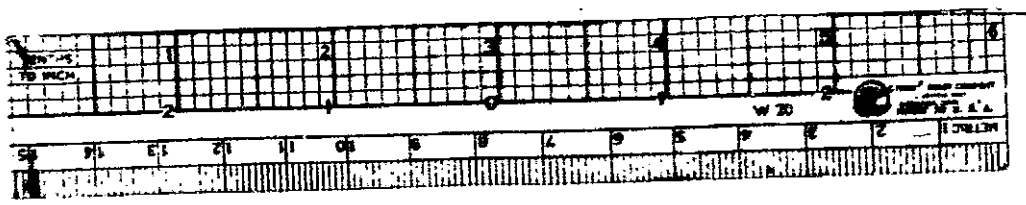
Plat Reduced

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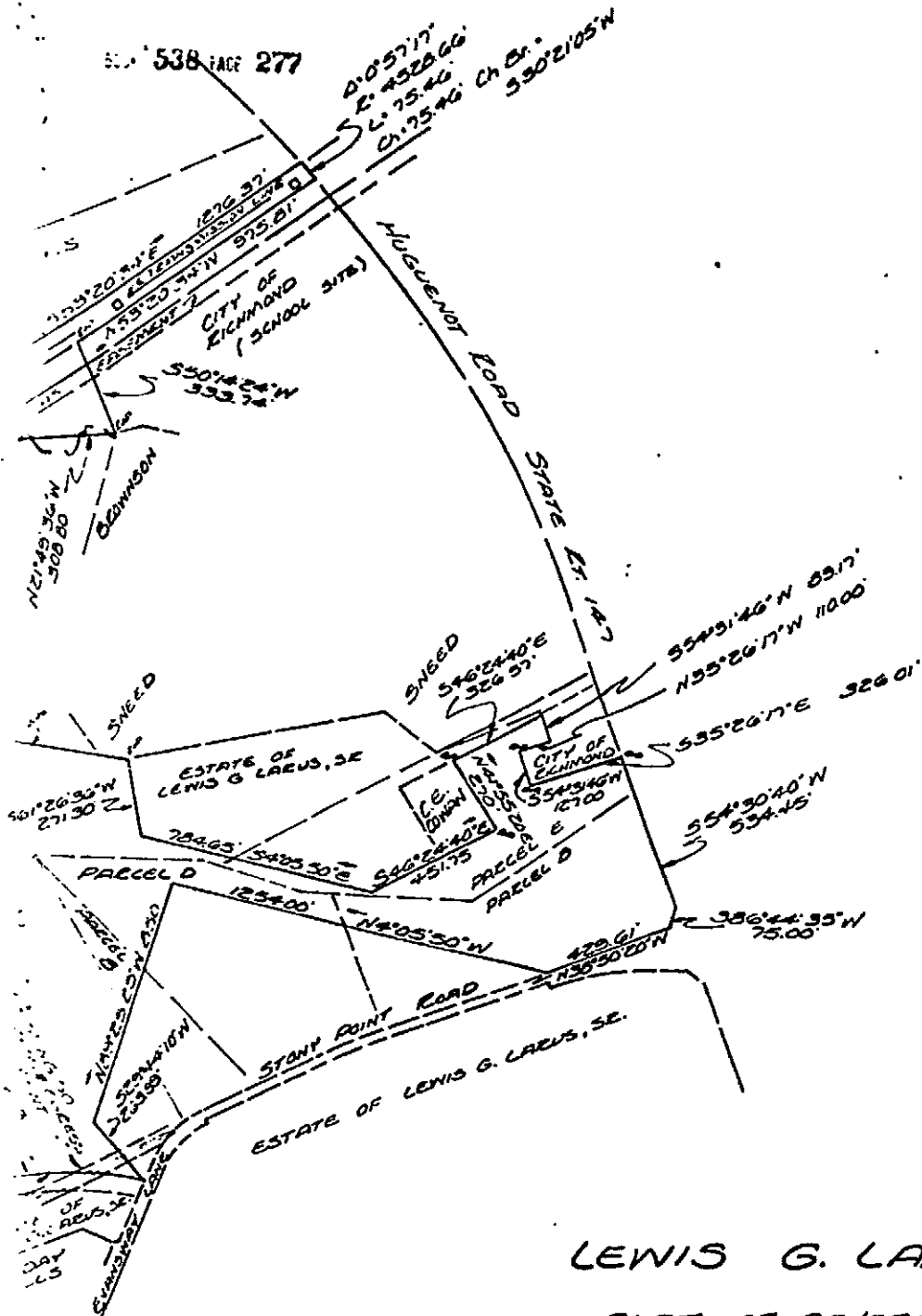


- PARCELS WITHIN BOUNDARIES OF LEWIS G. LARUS PARK:**
- PARCEL A - 33.57 ACRES
STONY POINT ESTATES
 - PARCEL B - 32.71 ACRES
ESTATE OF LEWIS G. LARUS, JR.
 - PARCEL C - 9.96 ACRES
LEWIS G. LARUS, JR.
 - PARCEL D - 3.19 ACRES
JOHN G. LARUS
 - PARCEL E - 4.84 ACRES
STONY POINT ESTATES
 - PARCEL F - 2.13 ACRES
ANNE HUNTER COE

NOTE:
ANY OUT BUILDINGS, FENCES, OVERHEAD OR UNDERGROUND UTILITIES, WHICH MAY CROSS PROPERTY, ARE NOT SHOWN ON THIS PLAT.



Plat Reduced



LEWIS G. LARUS PARK

PLAT OF SEVERAL PARCELS
CONTAINING 106.80 ACRES
LOCATED WITHIN THE CITY
OF RICHMOND, VIRGINIA.
MAY 30, 1978 SCALE 1" = 400'



LEWIS & OWENS INC.
CONSULTING ENGINEERS & LAND SURVEYORS
RICHMOND, VIRGINIA.

JN 1077
JN 2002

Virginia:

In the Clerk's Office of the
Circuit Court of the City of
Richmond, Division II, this
instrument was presented

JUN 14 1978 11:20 AM

and with Certificate annexed,
admitted to record.

Teste: *Lena A. Pandy* Clerk O.S.
For: City of Richmond

No.	3237
State Tax	
Frf. fee	
City Tax	
Clk's. Fee	
Grantor's Tax	370.50
Total	370.50
pg.	