

THIS DEED OF BARGAIN AND SALE, made this 1st day of June, 1978, by and between the ESTATE OF LEWIS G. LARUS, deceased, 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 SPECIAL WARRANTY 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:

ESTATE OF LEWIS G. LARUS, DECEASED
By the following Executors and Trustees

 (SEAL)
R. L. Traylor Larus, Co-Executor

 (SEAL)
Brockenbrough Lamb, Jr.
Co-Executor and Co-Trustee

FIRST & MERCHANTS NATIONAL BANK,
Co-Executor and Co-Trustee

By [Signature]
VICE PRESIDENT AND TRUST OFFICER



TEST: [Signature]
Trust Officer

STATE OF North Carolina
County OF Dare, to-wit:

The foregoing instrument was acknowledged before me
this 6th day of June, 1978, by R. L. Traylor Larus,
Co-Executor of the Estate of Lewis G. Larus, deceased.

My commission expires: October 2,
Susan H. Johnson
Notary Public

STATE OF VIRGINIA
CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me
this 7th day of June, 1978, by Brockenbrough Lamb, Jr.,
Co-Executor and Co-Trustee of the Estate of Lewis G. Larus,
deceased.

My commission expires: January 14, 1980
[Signature]
Notary Public

STATE OF VIRGINIA

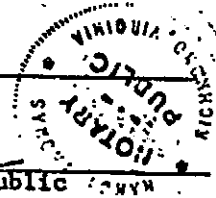
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CITY OF RICHMOND, to-wit:

The foregoing instrument was acknowledged before me
this 7th day of June, 1978, by C. E. WINGO, III
and TYLER R. HARRIS as VICE PRESIDENT AND TRUST OFFICER and
TRUST OFFICER and ~~TYLER R. HARRIS~~, respectively, duly authorized officers
of First & Merchants National Bank.

My commission expires: May 12, 1981

Nancy L. [Signature]
Notary Public



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 that certain lot, piece or parcel of land lying and being in the City of Richmond, Virginia, containing 32.71 acres and shown as Parcel B 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 attached to and recorded as a part of a deed from Stony Point Estates to City of Richmond, dated June 1, 1978, and recorded in the Clerk's Office of the Circuit Court of the City of Richmond, Division II, simultaneously herewith, to which plat reference is hereby made for a more particular description of the property hereby conveyed.

Lewis G. Larus died January 7, 1966, seized and possessed of the above-described property and by his will dated November 14, 1951, and probated January 14, 1966, in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia, and duly recorded among the records of said Clerk's Office [a duly attested copy of said will was recorded January 9, 1970, in the Clerk's Office of the Circuit Court of the City of Richmond, Division II (formerly Hustings Court of the City of Richmond, Part II)], he devised the rest and residue of his estate, including the above-described real estate, to the executors and trustees named above with full power of sale.

Virginia:

In the Clerk's Office of the Circuit Court of the City of Richmond, Division II, this instrument was presented and with Certificate annexed, admitted to record.

JUN 14 1978 11:25 AM

Tests: *Laura P. Purdy*

No.	<u>3238</u>
State Tax	_____
Trf. fee	_____
City Tax	_____
Clerk's Fee	_____
Grantor's Tax	<u>163.50</u>
Total	<u>163.50</u>
Clerk D.E.	_____

By: City of Richmond