

Prepared by: Harlan L. Horton PC, PO Box 605, Farmville, VA 23901  
Return to: Harlan L. Horton  
Title Insurance: Fidelity National Title Insurance Company

THIS DEED is made as of the 16<sup>th</sup> day of May, 2009, by and between **HERBERTON POPLAR HILL RESIDENTIAL I, LLLP**, a Virginia registered limited liability limited partnership, Grantor; and **MHC CONSTRUCTION, LLC**, A Virginia limited liability company, Grantee, whose address is Post Office Box 429, Powhatan, VA 23139.

WITNESSETH:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE in fee simple, unto the Grantee, the following described property located in the County of Prince Edward, Virginia (the "Property"):

SEE SCHEDULE "A" ATTACHED HERETO  
AND INCORPORATED HEREIN BY REFERENCE  
Tax Map Number: Portion of 51A 41 D and E

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

This conveyance is specifically made subject to that certain Declaration of Covenants, Conditions and Restrictions for Poplar Hill Communities recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia at Deed Book 341, page 524 as amended by Amended and Restated Covenants, Conditions and Restrictions for the Manor Resort, Spa and Residential Estate recorded in the aforesaid Clerk's Office as Instrument Number 200901050

This conveyance is further specifically made subject to that certain Second Amended and Restate Amenities Fee Agreement recorded in the afore Clerk's Office as Instrument Number 200402611.

The Grantor covenants that it has the right to convey such land to the Grantee; that it has done no act to encumber such land; that the Grantee shall have quiet possession of such land free from all encumbrances; and that it will execute such further assurances of such lands as may be requisite.

WITNESS the following signature and seal:

HERBERTON POPLAR HILL RESIDENTIAL I, LLLP, a Virginia registered limited liability limited partnership  
By: Herberton Virginia Development, LLC, a Virginia limited liability company, Its General Partner

By: *Michael Heffernan*  
Michael Heffernan, Manager

By: *Frank Duignan*  
Frank Duignan, Manager

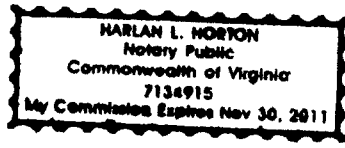
STATE OF VIRGINIA  
COUNTY OF PRINCE EDWARD

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of May, 2009, by Michael Heffernan and Frank Duignan, Managers of Herberton Virginia Development, LLC, the General Partner of Herberton Poplar Hill Residential I, LLLP as and for an act of the limited liability limited partnership.

*Harlan L. Norton*  
NOTARY PUBLIC

My Commission expires: \_\_\_\_\_.

Registration Number: \_\_\_\_\_



SCHEDULE A

ALL THAT CERTAIN piece or parcel of land located in the Farmville Magisterial District, Prince Edward County, Virginia containing 18.692 acres, more or less, as shown on plat of J. Adam Bryant of Hurt & Proffitt Incorporated entitled PLAT SHOWING DIVISION OF THE PROPERTY OF HERBERTON POPLAR HILL RESIDENTIAL I, LLLP dated August 4, 2008 and recorded in the Clerk's Office of the Circuit Court of Prince Edward County, Virginia in Plat Cabinet A, Slide 374, Sheets 1+2. Said plat is incorporated herein by reference. Reference is hereby made to said plat for a more particular description of the property herein conveyed. For further reference see Plat recorded along with Deed of Boundary Line Adjustment, Recordation of Plats and Partial Release recoded in the aforesaid Clerk's Office as Instrument Number 200900992.

TOGETHER WITH a non-exclusive easement and right of way over and across the roads shown on the aforesaid plat as "Carriage Run Drive (60' private R/W)", "Carriage Run Drive West Entrance", "Carriage Run Drive East Entrance" and "Manor House Drive" also a 60' private right of way, for ingress and egress to and from Highway 15 and the herein conveyed property.

BEING a portion of the property conveyed to Herberton Poplar Hill Residential I, LLLP by deed of Poplar Hill Development Group, LLC dated June 6, 2007 and recorded as Instrument Number 200701672 in the aforesaid Clerk's Office.

BEING ALSO a portion of the property conveyed to Herberton Poplar Hill Residential I, LLLP by deed of Herberton Poplar Hill Recreation, LLLP dated August 30, 2007 and recorded as Instrument Number 200702624 in the aforesaid Clerk's Office.

Grantor's Tax: \$ 1680.00  
Examined and ~~Mailed~~/Delivered To:

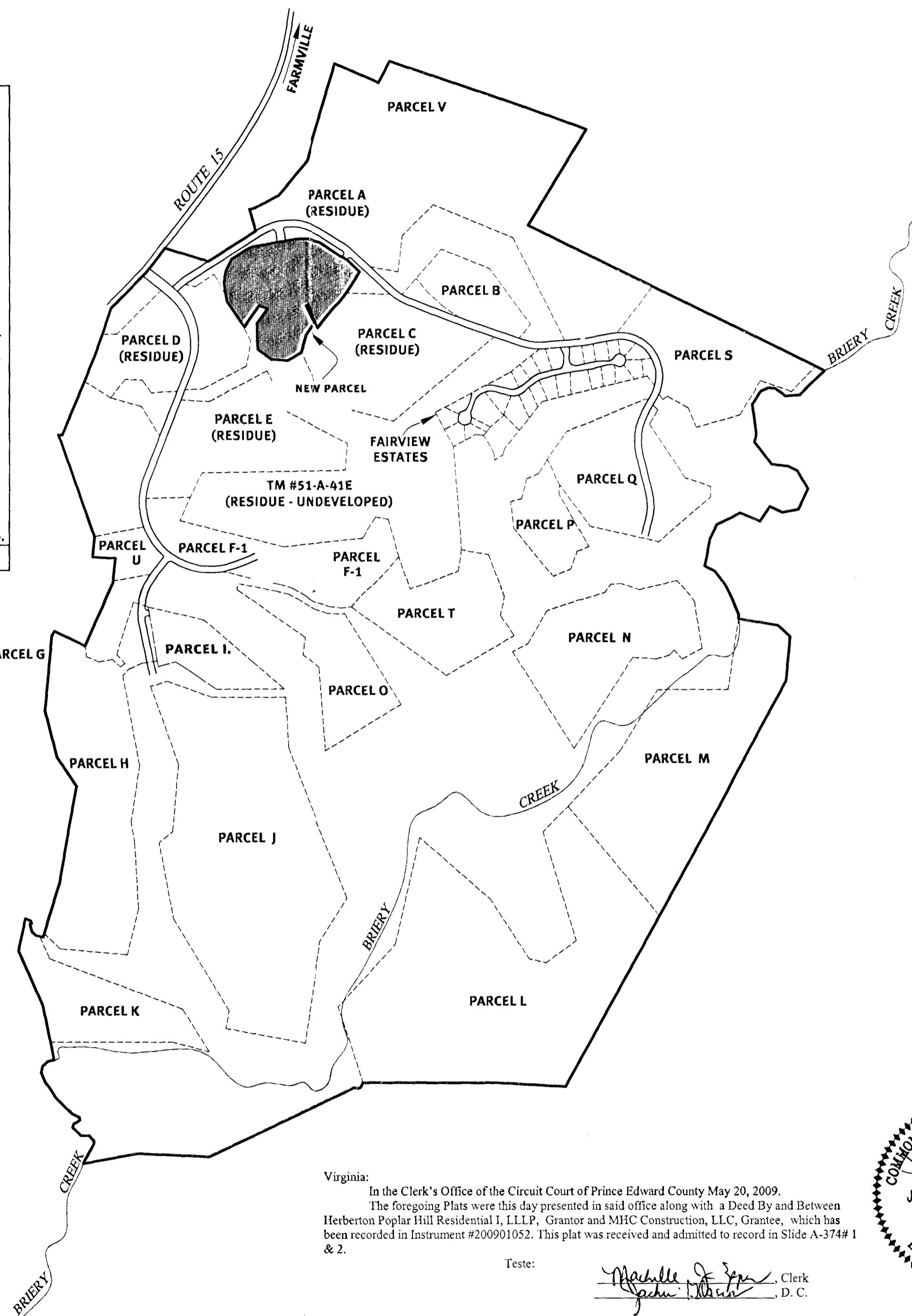
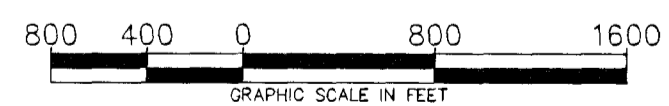
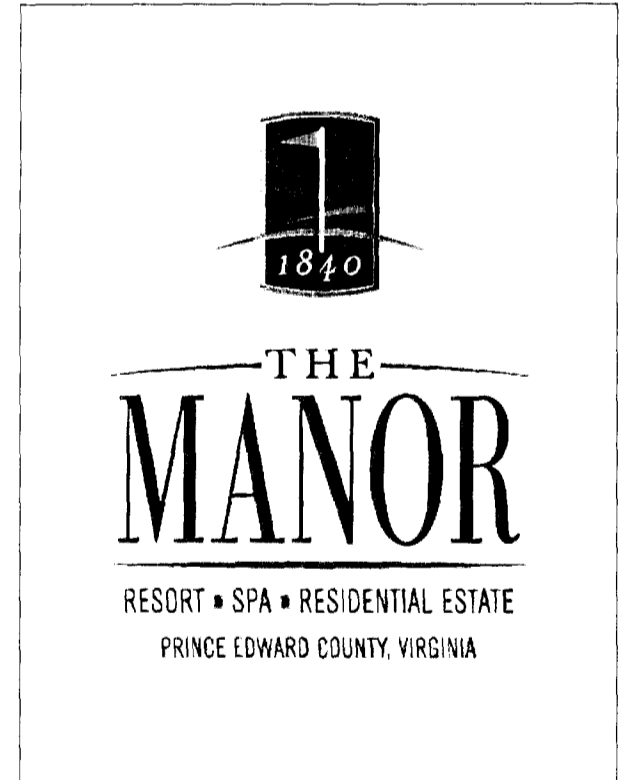
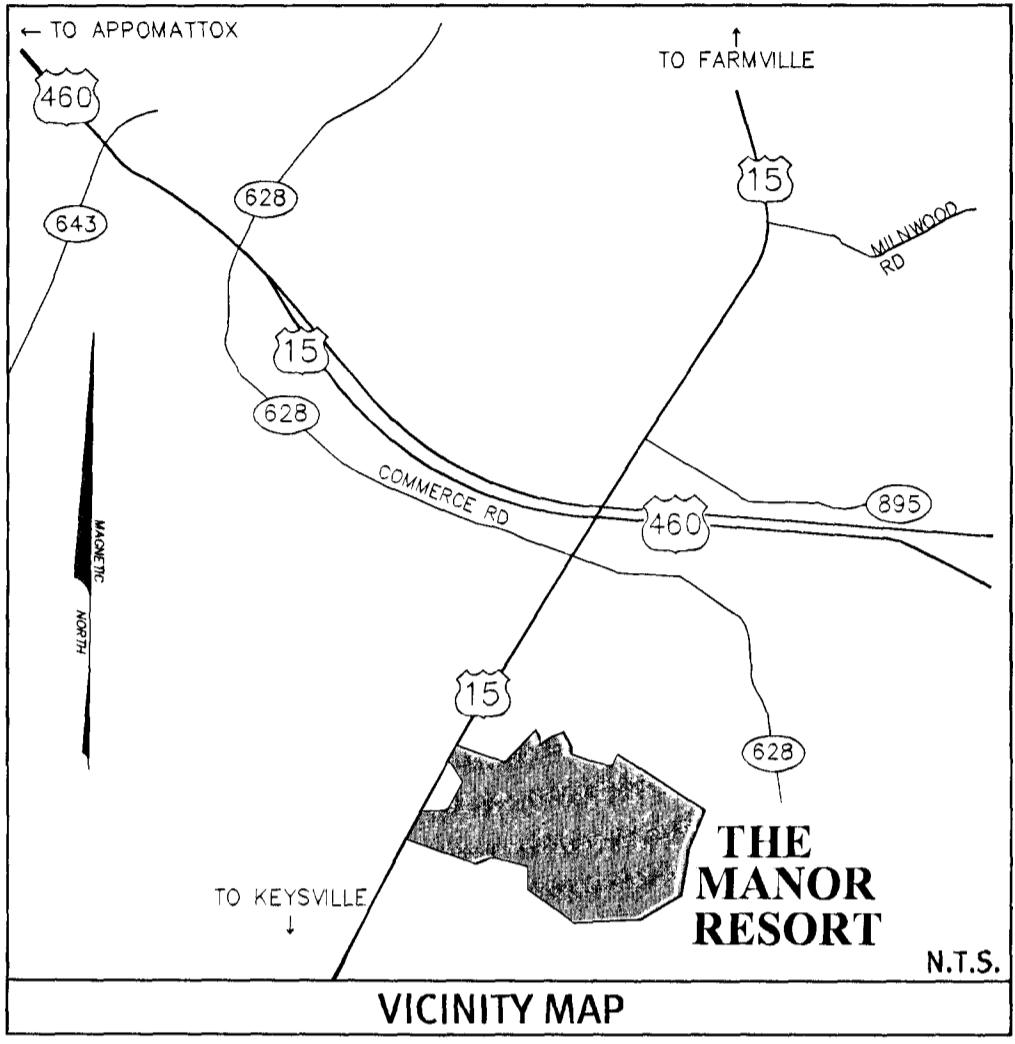
Date: Harlan L. Horton  
5-20-09

INSTRUMENT #200901052  
RECORDED IN THE CLERK'S OFFICE OF  
PRINCE EDWARD COUNTY ON  
MAY 20, 2009 AT 04:04PM  
\$1,680.00 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$840.00 LOCAL: \$840.00

MACHELLE J. EPPES, CLERK  
RECORDED BY: MPT

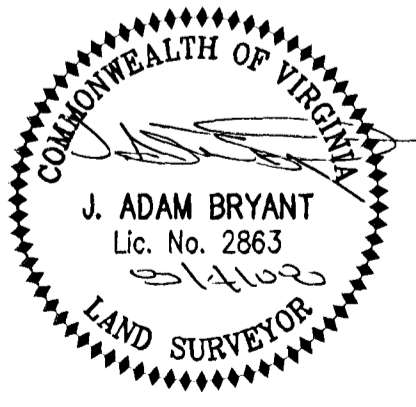
# THE MANOR RESORT

NORTH  
VIRGINIA STATE PLANE GRID SOUTH ZONE (NAD83)



Virginia:  
In the Clerk's Office of the Circuit Court of Prince Edward County May 20, 2009.  
The foregoing Plats were this day presented in said office along with a Deed By and Between Herberton Poplar Hill Residential I, LLLP, Grantor and MHC Construction, LLC, Grantee, which has been recorded in Instrument #200901052. This plat was received and admitted to record in Slide A-374# 1 & 2.

Teste:  
*Michelle J. [Signature]* Clerk  
*[Signature]* D. C.



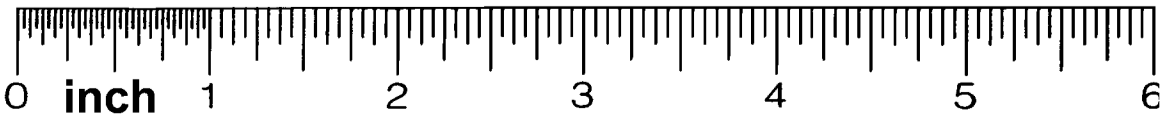
ENGINEERING >> SURVEYING >> PLANNING  
**HURT & PROFFITT**  
INCORPORATED  
2524 LANGHORNE ROAD  
LYNCHBURG VA 24503  
800.242.4986 TOLL FREE  
434.847.7796 MAIN  
434.847.0047 FAX

**PLAT SHOWING  
DIVISION OF THE PROPERTY OF  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP**  
FARMVILLE MAGISTERIAL DISTRICT, PRINCE EDWARD COUNTY, VIRGINIA

PROJECT NO. 20080543  
G.L. NO. 268-05-00.0  
FILE NO. SM-12640  
DATE: 8/4/08  
DRAWN BY: JAB  
CHECKED BY: JAB

**HURT & PROFFITT**

SHEET NO.  
**1 OF 2**

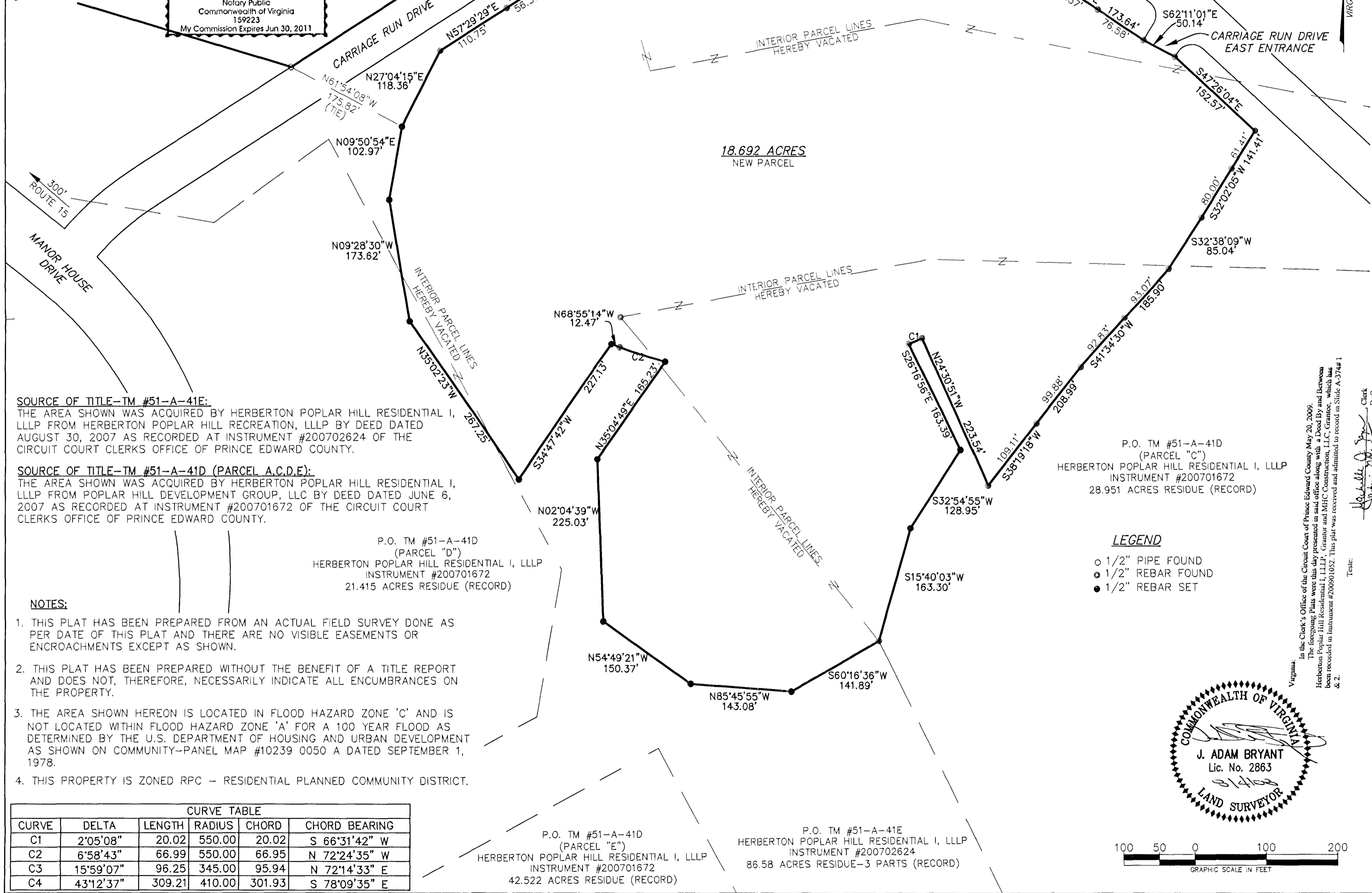


THE SUBDIVISION OF THE LAND DESCRIBED HEREIN IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNERS, PROPRIETORS, AND TRUSTEES. THE OWNERS CERTIFY THAT THEY ARE THE FEE SIMPLE OWNERS OF SAID LAND AND ARE LEGALLY ENTITLED TO SUBDIVIDE THE SAME.

SUBDIVISION APPROVED: *Jonathan Z.P. Bell* 5/14/09  
PLANNING DIRECTOR OF PRINCE EDWARD COUNTY DATE

REPRESENTATIVE OF HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
COMMONWEALTH AT LARGE TO WIT:  
STATE OF VIRGINIA  
COUNTY/CITY OF PRINCE EDWARD  
I, DIXIE H. CALHOUN, A NOTARY PUBLIC IN AND FOR THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE OWNERS/REPRESENTATIVES WHOSE NAMES ARE SIGNED HEREON HAVE ACKNOWLEDGED THE SAME BEFORE ME THIS 13th DAY OF May, 2009. MY COMMISSION EXPIRES 5-13-09

DIXIE H. CALHOUN  
Notary Public  
Commonwealth of Virginia  
159223  
My Commission Expires Jun 30, 2011



SOURCE OF TITLE--TM #51-A-41E:  
THE AREA SHOWN WAS ACQUIRED BY HERBERTON POPLAR HILL RESIDENTIAL I, LLLP FROM HERBERTON POPLAR HILL RECREATION, LLLP BY DEED DATED AUGUST 30, 2007 AS RECORDED AT INSTRUMENT #200702624 OF THE CIRCUIT COURT CLERKS OFFICE OF PRINCE EDWARD COUNTY.

SOURCE OF TITLE--TM #51-A-41D (PARCEL A,C,D,E):  
THE AREA SHOWN WAS ACQUIRED BY HERBERTON POPLAR HILL RESIDENTIAL I, LLLP FROM POPLAR HILL DEVELOPMENT GROUP, LLC BY DEED DATED JUNE 6, 2007 AS RECORDED AT INSTRUMENT #200701672 OF THE CIRCUIT COURT CLERKS OFFICE OF PRINCE EDWARD COUNTY.

P.O. TM #51-A-41D  
(PARCEL "D")  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
INSTRUMENT #200701672  
21.415 ACRES RESIDUE (RECORD)

P.O. TM #51-A-41D  
(PARCEL "C")  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
INSTRUMENT #200701672  
28.951 ACRES RESIDUE (RECORD)

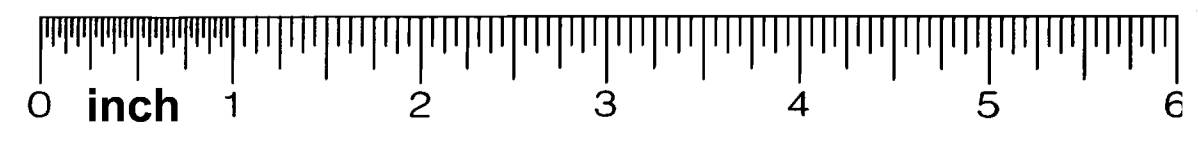
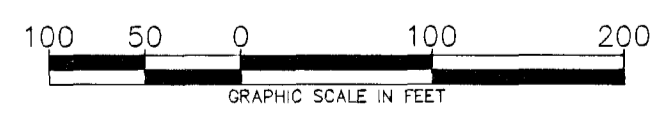
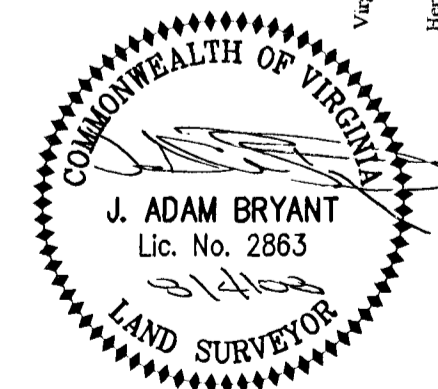
P.O. TM #51-A-41D  
(PARCEL "E")  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
INSTRUMENT #200701672  
42.522 ACRES RESIDUE (RECORD)

P.O. TM #51-A-41E  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
INSTRUMENT #200702624  
86.58 ACRES RESIDUE--3 PARTS (RECORD)

**LEGEND**  
○ 1/2" PIPE FOUND  
● 1/2" REBAR FOUND  
● 1/2" REBAR SET

- NOTES:**
1. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER DATE OF THIS PLAT AND THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
  2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT, THEREFORE, NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY.
  3. THE AREA SHOWN HEREON IS LOCATED IN FLOOD HAZARD ZONE 'C' AND IS NOT LOCATED WITHIN FLOOD HAZARD ZONE 'A' FOR A 100 YEAR FLOOD AS DETERMINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AS SHOWN ON COMMUNITY-PANEL MAP #10239 0050 A DATED SEPTEMBER 1, 1978.
  4. THIS PROPERTY IS ZONED RPC - RESIDENTIAL PLANNED COMMUNITY DISTRICT.

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CHORD BEARING
C1	2°05'08"	20.02	550.00	20.02	S 66°31'42" W
C2	6°58'43"	66.99	550.00	66.95	N 72°24'35" W
C3	15°59'07"	96.25	345.00	95.94	N 72°14'33" E
C4	43°12'37"	309.21	410.00	301.93	S 78°09'35" E



ENGINEERING & SURVEYING >> PLANNING  
**HURT & PROFFITT**  
INCORPORATED  
2524 LANGHORNE ROAD  
LYNCHBURG VA 24502  
800-242-4906 TOLL FREE  
434-847-7796 MAIN  
434-847-0047 FAX

**PLAT SHOWING  
DIVISION OF THE PROPERTY OF  
HERBERTON POPLAR HILL RESIDENTIAL I, LLLP  
FARMVILLE MAGISTERIAL DISTRICT, PRINCE EDWARD COUNTY, VIRGINIA**

PROJECT NO. 20080543  
G.L. NO. 268-05-00.0  
FILE NO. SM-12640  
DATE: 8/4/08  
DRAWN BY: JAB  
CHECKED BY: JAB

**HURT & PROFFITT**

SHEET NO.  
**2 OF 2**