

Document prepared by
and after recording return to:
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102
Attn: Francis A. McDermott, Esquire

Part of Tax Parcel #94-20

THIS DEED OF DEDICATION AND EASEMENT (the "Deed") is made this 5
day of November, 2009, by and between William A. BARNES, Jr., as trustee under
Agreement by William A. Barnes, Jr., dated May 25, 2001 (in such trustee capacity, herein,
"Barnes"), to be indexed as grantor and the BOARD OF SUPERVISORS OF DINWIDDIE
COUNTY, VIRGINIA, a body corporate and politic (herein, the "County"), to be indexed as
grantee.

RECITALS:

A. Barnes is the owner of certain real property (the "Barnes Property") designated as
Tax Parcel #94-20, a portion of which is shown on a plat of survey dated October 29, 2009, as
revised through November 3, 2009, entitled "PLAT SHOWING THE "RIGHT-OF-WAY
DEDICATION OF RELOCATED BOLSTERS ROAD" A PORTION OF STATE ROUTE 617,
BOLSTERS ROAD, TOGETHER WITH A VARIABLE WIDTH SIGHT DISTANCE
EASEMENT, VARIABLE WIDTH DRAINAGE & SLOPE EASEMENTS & VARIABLE
WIDTH SLOPE EASEMENTS BEGINNING AT THE INTERSECTION OF STATE ROUTE
617, BOLSTERS ROAD & STATE ROUTE 665, WALKERS MILL ROAD, SAPONY
DISTRICT ~ DINWIDDIE COUNTY, VIRGINIA," and prepared by Timmons Group of Prince
George, Virginia, certified land surveyors (the "Plat"). The Plat is attached hereto.

B. Barnes originally acquired the Barnes Property by deed of gift, which was recorded in the Clerk's Office (the "Clerk's Office" of the Circuit Court of Dinwiddie County, Virginia, in Deed Book 521, at page 207. Barnes also reacquired a portion of the Barnes Property under a deed of correction to be recorded in the Clerk's Office immediately prior to the recordation of this Deed.

C. With the consent of the County, Barnes desires and intends (i) to dedicate, grant, and convey to the County for public street purposes, the right-of-way shown on the Plat as "3.742 ACRES HEREBY DEDICATED"; and (ii) to dedicate, grant and convey to the County for public use (a) a drainage and slope easement, (b) a slope easement, and (c) a sight distance easement, each at the locations designated on the Plat, more particularly described and created in accordance with the terms of this Deed and the Plat.

STREET DEDICATION

NOW THEREFORE, in consideration of the premises, the receipt and sufficiency of which are acknowledged, Barnes, subject to the matters herein set forth, hereby dedicates to the County for public street purposes the parcel of land containing approximately 3.742 acres designated on the Plat as "3.742 ACRES HEREBY DEDICATED." This dedication is made in accordance with the statutes made and provided therefor.

COUNTY EASEMENTS

THIS DEED FURTHER WITNESSETH that in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Barnes, subject to the matters herein set forth, hereby grants and conveys unto the County a variable width drainage and slope easement (the "Drainage and Slope Easement"), a variable width slope

easement (the "Slope Easement") and a sight distance easement (the "Sight Distance Easement") over and across portions of the Barnes Property designated on the Plat, respectively, as the "Variable Width Drainage and Slope Easement for Public Use," the "Variable Width Slope Easement for Public Use" and the "Sight Distance Easement" (together, the "Easements").

Maintenance of the Easements and all facilities installed therein shall be the sole responsibility of the County.

Barnes assumes no responsibility or liability arising out of the County's use and/or maintenance of the Easements or the facilities within the Easements.

CONVEYANCES RUN WITH THE LAND


This Deed establishes obligations that shall run with the land and all of the obligations created under the Deed are binding on the parties hereto and their administrators, executors, assigns, heirs and any other successors in title or interest.

FREE CONSENT AND DESIRE

The dedications made, and the easement granted, under this Deed are done with the free consent and in accordance with the desire of the parties hereto.

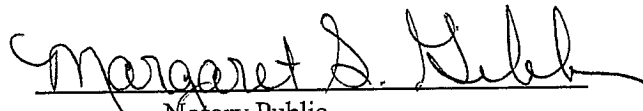
[SIGNATURES ON FOLLOWING PAGES]

WITNESS the following signatures.


_____(SEAL)
William A. Barnes, Jr., as Trustee under
Agreement by William A. Barnes, Jr.,
dated May 25, 2001

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Prince George-wit:

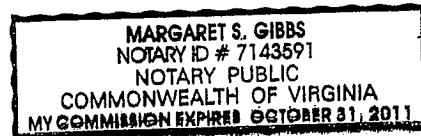
The foregoing instrument was acknowledged before me in the above jurisdiction this 5
day of November, 2009, by William A. Barnes, Jr., as trustee under Agreement by William A.
Barnes, Jr., dated May 25, 2001, on behalf of the trust.



Notary Public

Registration No. 7143591

My Commission Expires: 10-31-11



[SIGNATURES CONTINUE]

Executed and accepted on behalf of the Board of Supervisors of Dinwiddie County, Virginia, by the authority granted by said Board.

APPROVED AS TO FORM:

County Attorney

BY: _____ (SEAL)

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA
COUNTY OF DINWIDDIE, to-wit:

The foregoing instrument was acknowledged before me in the above jurisdiction this _____ day of _____, 2009, by _____, as _____ on behalf of THE BOARD OF SUPERVISORS OF DINWIDDIE COUNTY, VIRGINIA.

Notary Public

Registration No. _____

My Commission Expires: _____