This Indenture made the Seventeenth day of August in year one thousand eight hundred and sixty two — Between Joseph Hicks formerly of the City of New York but of the City of Brooklyn in the County of Kings and State of New York and Mary Ann his wife parties of the first parts and John Hughes of the City of Elizabethtown in the County of Essex and State of New Jersey party of the second part Witnesseth, That the said parties of the first part for and in consideration of the sum of One Thousand Dollars lawful money of the United States of America to them in hand paid by the said party of the second part at or before the ensealing and delivery of these presents the receipt whereof is hereby acknowledged, and the said party of the second part his heirs executors and administrators forever released and discharged from the same by these presents Have granted, bargained, sold, aliened, remised, released, conveyed and confirmed unto the said party of the second part and to his heirs and assigns forever All that certain tract of land with its buildings and appurtenances situate in the County of Southampton Virginia about twelve miles North East of Jonesboro and with its half a mile of the public road leading from said Jonesboro to Hicksford containing by survey made by E. A. Pollard Surveyor Three hundred and seven (307) acres being the same property conveyed by Ann E. Everett to George S. Bernard by deed dated May 7th 1868 in trust for certain purposes therein mentioned and conveyed by said George S. Bernard Trustee to said John Hughes by deed dated August 27th 1868 Each Record having been duly recorded said property of said Bernard Trustee was sold at public Vendue and on said August 27th 1868 was sold by virtue of said deed of Trust from said Ann E. Everett which said deed, together with a plat of the same made by said Pollard Surveyor and of record in the Clerk's Office of the County Court of said County of Southampton and reference to for a fuller and more accurate description of the property hereby intended to be conveyed Together with all and singular the tenements hereditaments and appurtenances thereto belonging or in anywise appertaining and the reversion and reversions remainder and remainders rents issues and profits thereof And also all the estate right title interest claim & demand of the said party of the first part of in and to the premises whatsoever in law or in equity or otherwise howsoever of the said party of the first part of in and to the said and every part and parcel thereof with the appurtenances To have and to hold the above granted bargained and described premises with the appurtenances unto the said party of the second part his heirs and assigns to his and their own proper use and behoof forever.

And the said Joseph Hicks for himself his heirs executors and administrators doth hereby covenant grant and agree to and with the said party of the second part his heirs and assigns that the said Joseph Hicks at the time of the sealing and delivering of these presents is lawfully seized in his own right of a good & perfect and indefeasible estate of inheritance in fee simple of and in all and singular the granted bargained and described premises with the appurtenances and has good right full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And that the said party of the second part his heirs and assigns shall and may at all times thereafter peaceably and quietly have hold use occupy possess and enjoy the above granted premises free and clear of all and every prior gift grant bargain sale lease mortgage or other encumbrance whatsoever and the said Joseph Hicks and his heirs and all and every other person or persons lawfully or equitably deriving any estate right title or interest from or under the said parties of the first part shall and will at any time or times hereafter upon the reasonable request and at the proper cost and charges in the law of the said party of the second part his heirs and assigns make do and execute or cause or procure to be made and done any act or acts and every such further and other lawful and reasonable assurances and conveyances and assurances in the law for the better and more effectually vesting and confirming the premises hereby intended to be granted in and to the said party of the second part his heirs and assigns forever, as by the said party of the second part his heirs

Examined & sent by Mail

Seal

Seal

Virginia

This Deed