

now, therefore,

WITNESSETH, that for and in consideration of the entire purchase price ordered to be paid by the said Court in its decree of June 5, 1957, receipt of which is hereby acknowledged, the parties of the first part do hereby bargain, sell, convey and quit claim unto the said parties of the second part, with Special Warranty of title, all that certain tract or parcel of land located in Fairfax County, Virginia, more particularly described by metes and bounds from a survey made by Basil H. McEwen, Certified Engineer, as follows:--

Beginning at the intersection of the center line of the McKeefield Chapel Road and the north side of Old Braddock Road; thence running along the north side of Old Braddock Road, N 56° 04' 00" W - 2382.69 feet to an original stone monument; thence departing from the north side of Old Braddock Road and running with the lines common to the Munson Estate and the property of Charles W. Harmon, as acquired in Liber E No. 5 at page 471, and Liber I No. 5 at page 226 of the land records of Fairfax County, Virginia, N 8° 11' 15" E - 1999.07 feet; S 84° 23' 00" W - 472.75 feet and S 48° 38' 00" W - 761.45 feet to a point in the easterly line of a 20 foot outlet road; thence running with the easterly line of the 20 foot outlet road N 6° 47' 30" E - 202.34 feet and N 1° 38' 40" W - 115.79 feet to a point; thence running across said 20 foot outlet road S 88° 26' 20" W - 20.00 feet to a point in the boundary common to the Munson Estate and property of Robert E. Trumble as acquired in Liber N No. 5 at page 427 said point being an angle point in the east boundary shown on plat of survey made by O. A. Paternoster recorded in Deed Book L-13 at page 140; thence running with a portion of the easterly and the northerly line as shown on the aforesaid plat N 26° 35' 45" W - 582.07 feet and S 77° 55' 45" W - 959.07 feet (these last two mentioned courses are recorded as a line of agreement in Deed Book 686 page 109) to an original pipe in the easterly line of lot 4 of the division of the William Fitzhugh Estate as recorded in Liber E No. 6 page 696; thence with a portion of the east line of said division N 5° 38' 45" E - 148.28 feet to an original pipe; thence running through Lot 4, N 85° 53' 05" W - 2137.69 feet to a point in the westerly line of said division; thence with the west line of the Fitzhugh division, S 6° 31' 35" W - 2032.53 feet to a point on the southwest side of Braddock Road; thence running with the southwest side of Braddock Road as established by conveyance in Liber I No. 13 at page 240 on the following courses and distances; N 70° 57' 35" W - 130.95 feet, S 84° 46' 25" W - 103.69 feet, N 61° 15' 35" W - 163.83 feet, N 85° 36' 35" W - 440.24 feet, N 70° 15' 55" W - 131.44 feet to a point; a corner to the 64 Acre Parcel retained by the Munson Estate; thence departing from Braddock Road and running with the 64 Acre conveyance on the following courses and distances; N 6° 31' 35" E - 1456.66 feet; N 71° 02' 10" W - 1042.88 feet to a point on the westerly side of Guinea Road; thence continuing with the boundary of the 64 Acre conveyance, generally along the westerly side of Guinea Road N 18° 57' 10" E - 990.00 feet to a point in the west boundary of the Munson Property, a point on the north side of Guinea Road; thence running with Guinea Road on the following courses and distances, N 44° 27' 10" E - 616.00 feet, N 34° 07' 10" E - 462.00 feet and N 52° 27' 10" E - 142.00 feet to a point near Long Branch, a corner to the 103 Acre conveyance of Munson; thence departing from the line of Guinea Road and running with the boundary of the 103 Acre conveyance along the general meanders of Long Branch on the following courses and distances, S 58° 37' 50" E - 342.00 feet; N 71° 31' 30" E - 1055.00 feet; S 0° 49' 55" W - 1421.00 feet and S 85° 27' 00" E - 636.97 feet to a point; thence leaving Long Branch and running through the Munson Property N 56° 14' 30" E - 1089.02 feet to a corner common to Besley and Munson; thence running with the boundary common to Besley and Munson S 81° 33' 00" E - 518.76 feet to the northwest corner of a 20 foot outlet road; thence crossing the west end of said 20 foot outlet road and running with the west line of J. E. Daniels as acquired in Liber V No. 5 at page 227, S 5° 41' 00" W - 440.00 feet to the southwest corner of Daniels; thence with Daniels south boundary, S 81° 33' 00" E - 685.58 feet; thence with the easterly boundary of Daniels and its northerly extension N 8° 41' 00" E - 440.00 feet to a point in the southerly line of Besley; thence with the line common to Munson and Besley S 81° 33' 00" E - 419.40 feet to the north-west corner of the two acre tract as described in Liber U No. 5 page 261;

thence departing from the southerly line of Besley and running with the west and south lines of the 2 acre lot, S 8° 11' 15" W - 210.00 feet and S 81° 33' 00" E - 420.00 feet to a point in the westerly line of the house lot; thence with a portion of the said westerly line, S 8° 11' 15" W - 281.73 feet to the southwesterly corner of the house lot; thence with the line common to Hanson and the House lot S 81° 33' 00" E - 2883.34 feet to a point in the center line of Wakefield Chapel Road (Rte. 650); thence with the center line of Wakefield Chapel Road the following courses and distances: S 29° 09' 00" W - 54.00 feet; S 9° 26' 00" E - 1507.40 feet, S - 18° 16' W - 184.50 feet, S 22° 46' E - 149.29 feet and S 8° 27' 00" W - 812.89 feet to the point of beginning, containing 368.7827 acres of land.

together with a 30 foot right of way leading from the Southerly boundary of the property to Bradlock Road acquired by deed dated December 28th, 1955, and recorded on January 13th, 1956, in deed book 1398, at page 408, among the land records of Fairfax County, Virginia, which right of way shall revert in fee simple to the Glatfelter Pulp Wood Company, a Maryland Corporation, or its successors in title or interest, at such time as the tract of land surrounding and contiguous to the said right of way shall be permanently improved by dedicated public streets, alleys or roads which shall provide free access to and outlet from the northernmost boundary or termini of the strip of land hereby conveyed to the Bradlock Road which provisions are contained in said deed of acquisition.

The said right of way is described by metes and bounds as follows:

beginning at a point in the northerly line of the Bradlock Road (Rte. 620) said point being S 80° 56' 50" E - 523.72 feet, S 81° 52' 50" E - 472.23 feet and S 81° 08' 30" E - 240.83 feet distant from the southwesterly corner of the Property of Roland Park Co., Trustees; thence departing from said road line and running thru the Property of the Roland Park Co., Trustee on the following courses and distances N 13° 38' 20" E - 15.10 feet 86.47 feet on the arc of a curve to the right which curve has a radius of 375.00 and the chord of which arc bears N 20° 14' 40" E - 86.28 feet to a P.C.; thence 98.39 feet on the arc of a curve to the right which curve has a radius of 305.00 feet and the chord of which arc bears N 36° 05' 30" E - 97.57 feet to the P.T.; thence N 43° 20' E - 20.31 feet to the P.C. of a curve to the left; thence 90.25 feet on the arc of said curve which has a radius of 295.00 feet and the chord of which arc bears N 35° 47' 30" E - 47.80 feet to the P.T.; thence N 26° 15' E - 57.86 feet to the P.C. of a curve to the right; thence 80.94 feet on the arc of said curve which has a radius of 125.00 feet and the chord of which arc bears N 47° 08' 30" E - 88.98 feet to the P.T.; thence N 67° 36' E - 84.21 feet to the P.C. of a curve to the left; thence 121.64 feet on the arc of said curve which has a radius of 215.00 feet and the chord of which arc bears N 31° 48' 30" E - 120.03 feet to the P.T.; thence N 35° 31' E - 374.35 feet to the P.C. of a curve to the left; thence 109.72 feet on the arc of said curve which has a radius of 1365.00 feet and the chord of which arc bears N 31° 19' 30" E - 199.64 feet to the P.T.; thence N 27° 08' E - 137.14 feet to the P.C. of a curve to the left; thence 158.86 feet on the arc of said curve which has a radius of 215.00 feet and the chord of which arc bears N - 4° 38' 00" S - 104.35 feet to the P.T.; thence N 17° 52' W - 50.50 feet to the P.C. of a curve to the right; thence 98.51 feet on the arc of said curve which has a radius of 445.00 and the chord of which bears N 11° 31' 30" W - 98.31 feet to the P.T.; thence N 5° 11' W - 121.26 feet to the P.C. of a curve to the left; thence 37.63 on the arc of said curve which has a radius of 155.00 feet and the chord of which arc bears N 22° 06' 00" E - 96.02 feet to the P.T.; thence N 39° 01' W - 106.50 feet to the P.C. of a curve to the right; thence 60.60 feet on the arc of said curve which has a radius of 245.00 feet and the chord of which arc bears N 29° 35' 30" W - 80.24 feet to the P.T.; thence N 20° 10' W - 42.82 feet to the P.C. of a curve to the left; thence 37.63 feet on the arc of said curve which has a radius of 35.00 feet and the chord of which arc bears N 51° 01' W - 35.80 feet to the P.T.; thence N 81° 52' W - 10.06 feet to the P.C. of a curve to the

right; thence 74.36 feet on the arc of said curve which has a radius of 95.40 feet and the chord of which arc bears N 56° 49' 30" W - 11.06 feet to the P.P.; thence N 31° 47' W - 108.91 feet to a point in the line common to the Property of Woodland Park Co., trustee and the Munson Estate Property, said point being S 83° 13' 03" E - 1339.69 feet distant from the northwesterly corner of the Property of Woodland Park Co., trustee.

This conveyance is made subject to one 20 foot and one 30 foot right of way shown on an unrecorded plat by Basil W. DeLashmitt, C.L.S., entitled "Boundary Survey - Property of Charles B. Munson Estate," dated September 1954."

WITNESSES our signatures and seals:

[Signature] (SEAL)

John W. Dixon (SEAL)

Jan A. Davis (SEAL)

Special Commissioners of Sale

STATE OF VIRGINIA }
COUNTY OF ARLINGTON }
To-wit:

I, the undersigned Notary Public, do hereby certify that Leroy E. Hatcher, John W. Dixon and James H. Simmonds, personally appeared before me, in my County and State aforesaid, and acknowledged their signatures as Special Commissioners of Sale, to the foregoing and hereto annexed deed bearing date of June 6, 1957, to be their act and deed.

Given under my hand and seal this 6th day of June 1957.

Edith R. Johnson
Notary Public

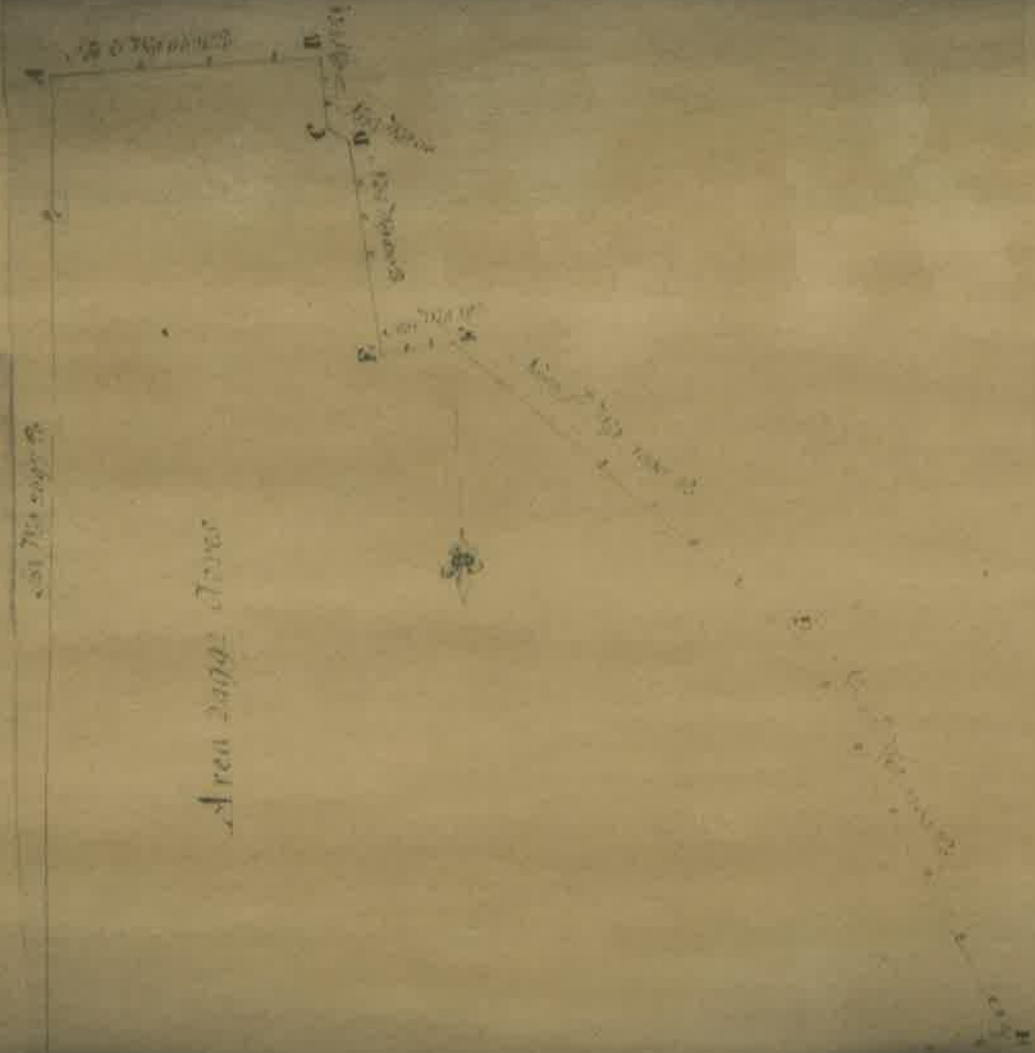
My commission expires:
August 9, 1957

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia JUN 11 1957 2:34 P.M.
This instrument was received and, with the certificate annexed, admitted to record.

Teste: Thomas C. Chapman, Jr. Clerk

1851 1/2

Area 2000 Acres



FITZ

S 80° 10' W 66 1/2 Po.

N 3 1/4 W 182 Po. 3003

N 53 1/4 W 66 Po. 1089

N 6 1/2 W 530 Po. 8745

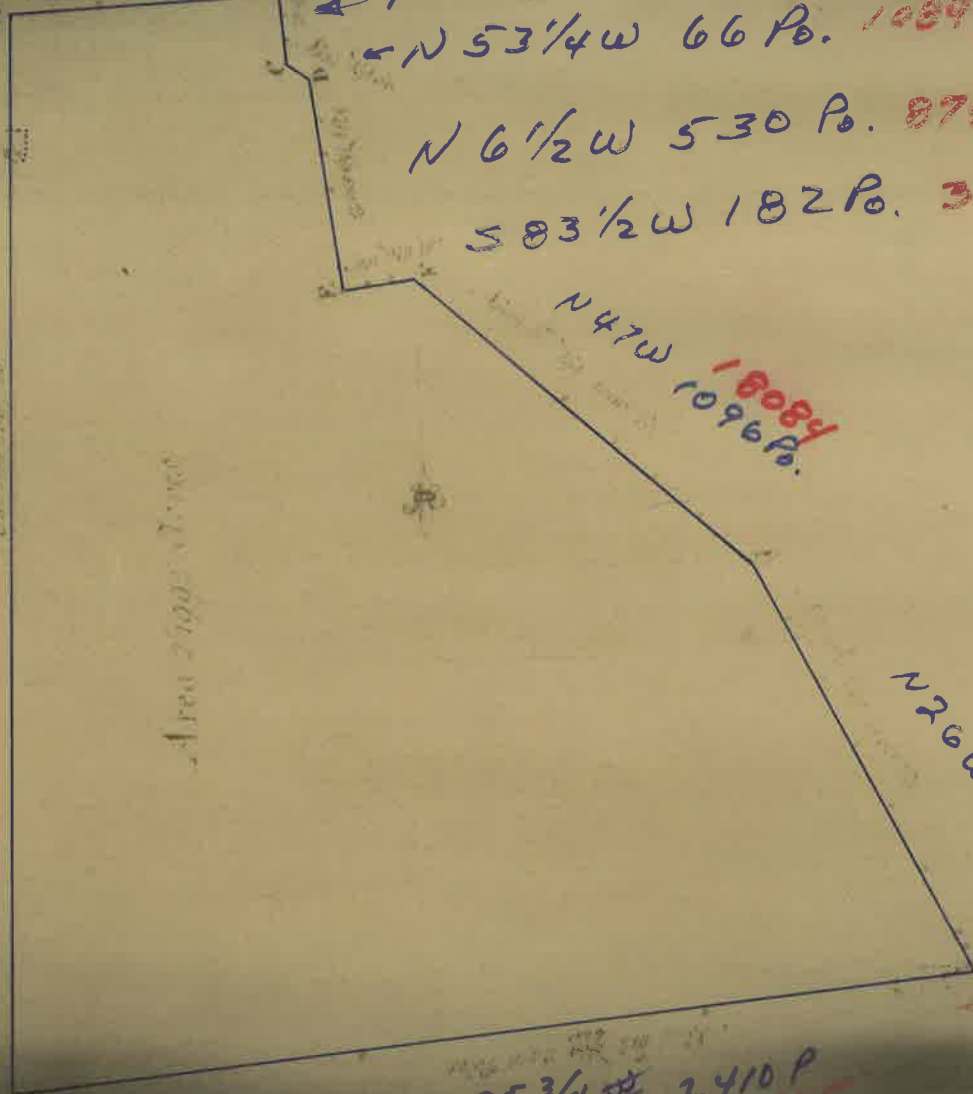
S 83 1/2 W 182 Po. 3003

N 47 W 1096 Po. 18084

N 26 W 1160 Po. 19140

N 85 3/4 E 2410 P 39765

44500
S 3 1/4 W 2697 Po.



Area 21000 Sq. Ft.

M