

BOOK

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#2748

THIS QUITCLAIM DEED, made and entered into this 18th day of July, 2002 by and between BLUEGREEN PROPERTIES OF VIRGINIA, INC., successor in interest to VIRGINIA LAND AND FOREST CORPORATION, Grantor and TWIN HARBORS HOMEOWNERS ASSOCIATION, INC., Grantee, whose address is 8813 Northern Spruce Lane, Alexandria, Virginia 22329.

WITNESSETH

That for and in consideration of the sum of ONE DOLLAR (\$1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby quitclaim, convey and release unto the said Grantee any and all right, title and interest they may possess in and to the following described real estate, to-wit:

All that certain real estate constituting the bottom and all rights appurtenant thereto of those certain ponds known as Gaskins and Owens Ponds located in Fairfield Magisterial District, Northumberland County, Virginia, and more particularly described, to the extent applicable, on a certain plat of survey recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia, in Deed Book 198 at page 706, reference being made to such plat and other documents in the chain of title, if any, for a more complete description of the property herein conveyed.

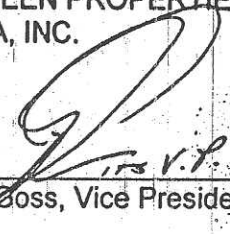
BEING, at least in part, a portion of the real estate conveyed by James E. Marsh to Virginia Land and Forest Corporation by deed recorded in the Clerk's Office of the Circuit Court of Northumberland County, Virginia in Deed Book 400 at page 267.

By way of information, Blue Green Properties of Virginia, Inc. is succseesor in interest to Virginia Land and Forest Corporation.

This conveyance is subject to such restrictions and reservations as may lawfully apply to the property, including, but not limited to, the restriction imposed by the Grantor herein that such real estate may not be subdivided by the Grantee, or their successors in interest.

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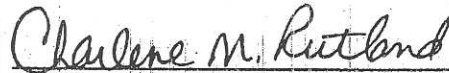
BLUEGREEN PROPERTIES OF
VIRGINIA, INC.


Thomas Goss, Vice President



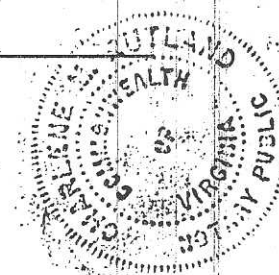
STATE OF VIRGINIA
COUNTY OF Prince George to-wit;

Signed and acknowledged before me by Thomas Goss, Vice President of
Bluegreen Properties of Virginia, Inc. this 18th day of July,
2002.

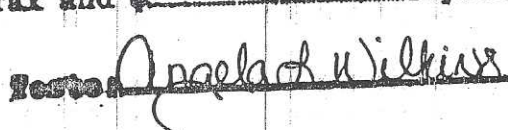

Notary Public

My Commission Expires: My Commission Expires January 31, 2005

Tax map # 38-(1)-242



VIRGINIA:
In the Clerk's Office of the Circuit Court of Northumberland
County July 30, 2002, the foregoing instrument was this
day presented and with certificate annexed, admitted to record at
13:40 M. after payment of \$ 0.00 State Tax
\$ 0.00 Local Tax and \$ 0.00 imposed by Section
58-54.1.


Deputy Clerk