

BOOK 214 PAGE 111

THIS DEED OF DEDICATION AND DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS, made this 1st. day of Sept. 1971, by
and between RUSSELL G. SULLIVAN and MABEL L. SULLIVAN, parties of the
first part, and TOWN AND COUNTRY COMMUNITY CORPORATION, a Virginia
non-stock corporation, party of the second part.

WITNESSETH

WHEREAS, the said parties of the first part are the sole owners and
proprietors of the hereinafter described property, this being a portion of the property
acquired by deed from Gertrude S. Peyton et als, dated January 10, 1969,
and recorded in Deed Book 190 at Page 214, among the land records of
Stafford County, Virginia;

WHEREAS, it is the desire of the said parties of the first part to
subdivide the hereinafter described parcel of land as a subdivision to be known as
"SECTION ONE, TOWN and COUNTRY", and to dedicate for public use the streets
as shown on plats of Sullivan-Donahoe & Associates, attached hereto and made
a part hereof, and further to create and establish the easements for the purposes as
set forth on the attached plat.

NOW, THEREFORE, for and in consideration of the sum of ONE DOLLAR
(\$1.00) and the premises, the said parties hereto do hereby subdivide the same into
lots, streets and common area and do hereby create and establish the several
easements, all as shown on a plat of Sullivan-Donahoe & Associates, dated
January 2, 1970, and entitled "Plat of Subdivision, Section One, Town and
Country", a copy of which is attached hereto and recorded along herewith as a part
hereof. The streets shown on said plat which are hereby dedicated to public use are:
Town and Country Drive, Meadow Drive and Bon Air Street up to its intersection
with Kensington Drive; said Kensington Drive and Coventry Court are not hereby
dedicated to public use, it being the intention of the Declarant that they shall be
a part of the Common Area.

There is also recorded along herewith a plat of Town and Country Drive