

B1502P605

THIS DEED, made this 30th day of June, 1997, by and between **PHILIP R. RITCHIE, JR.** and **LINDA W. RITCHIE**, husband and wife, **GRANTORS**, and **JOHN W. BROWN, III** and **ANNA L. BROWN**, husband and wife, **GRANTEES**.

WITNESSETH:

That for and in consideration of the sum of **TEN (\$10.00) DOLLARS**, cash in hand paid by the Grantees to the Grantors and other good and valuable consideration, given between the parties hereto at and before the execution and delivery of this deed, the receipt of all of which is hereby acknowledged, Grantors do hereby grant and convey with General Warranty and English Covenants of title, unto **JOHN W. BROWN, III** and **ANNA L. BROWN**, husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees herein, all that certain lot or parcel of land, containing 18,928 square feet, more or less, together with all the improvements thereon, and all rights, privileges, easements, appurtenances and rights of way thereunto belonging or in anywise appertaining, situate and fronting on Confederacy Drive, in Central District, Rockingham County, Virginia, designated as **LOT NO. 32, BATTLEFIELD ESTATES, SECTION TWO**, according to a plat made by Copper and Associates,

Drafted By
CLARK & BRADSHAW, P.C.
ATTORNEYS AT LAW
92 NORTH LIBERTY STREET
HARRISONBURG, VIRGINIA
22801

MSW:dms
07/01/97
#15,729AB

P.C., Surveyors, dated April 6, 1993, and revised September 21, 1993, recorded, together with the dedication thereof, in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1232, page 287, (Plat Cabinet A, Slat 149), and being more particularly bounded and described according to the attached Physical Survey made by Michael W. Mars, L.S., dated May 22, 1997.

The real estate herein conveyed is the identical property acquired by the Grantors herein, by deed dated May 13, 1994, from Piedmont Associates Inc. of North Carolina, a North Carolina corporation, acting by and through its Attorney-in-Fact, Garry L. Simmons, recorded in the aforesaid Clerk's Office in Deed Book 1277, page 761.

The lot herein conveyed is SPECIFICALLY SUBJECT TO the Declaration of Covenants, Restrictions and Conditions for Battlefield Estates, Section Two, dated September 30, 1993, recorded in the aforesaid Clerk's Office in Deed Book 1232, page 288.

This deed is made expressly subject to easements, conditions, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property herein conveyed, which have not expired by limitation of time contained therein, or otherwise become

ineffective.

WITNESS the following signatures and seals.

Philip R. Ritchie, Jr. (SEAL)
PHILIP R. RITCHIE, JR.

Linda W. Ritchie (SEAL)
LINDA W. RITCHIE

COMMONWEALTH OF VIRGINIA AT LARGE,
CITY OF HARRISONBURG, TO-WIT:

The foregoing instrument was acknowledged before me in the jurisdiction
aforesaid this 31^d day of ~~June~~^{July}, 1997, by PHILIP R. RITCHIE, JR. and
LINDA W. RITCHIE, husband and wife.

My Commission expires: 1/31/98

William S. Shover
NOTARY PUBLIC

B1502P608

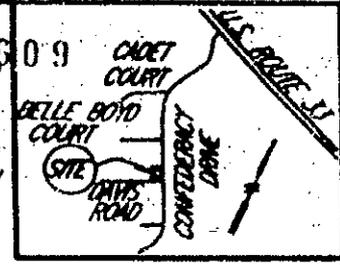
UPON RECORDATION RETURN
TO GRANTEE'S ADDRESS:

465 Confederacy Drive
Penn Laird, VA 22846

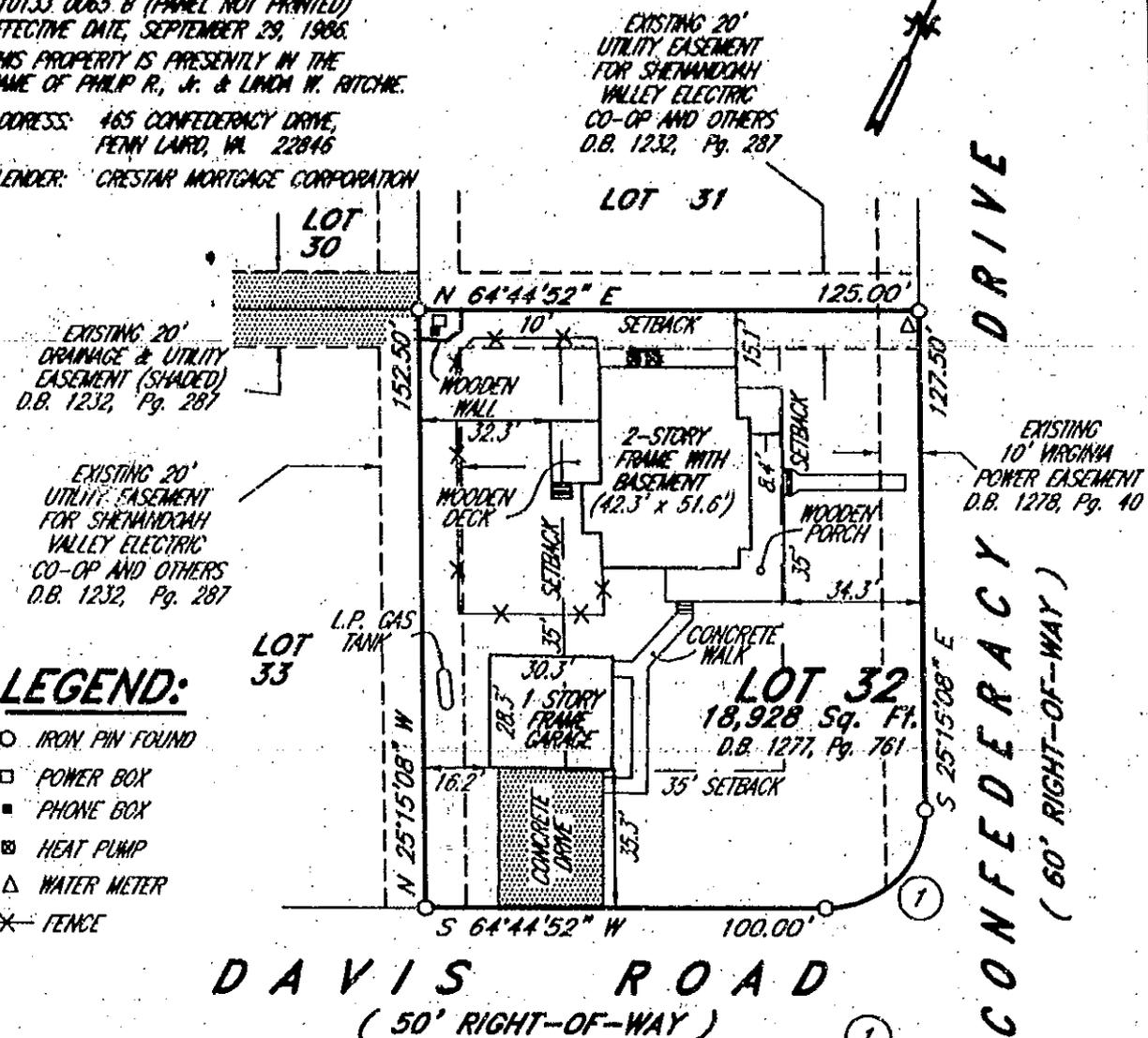
CLARK & BRADSHAW, P.C.
ATTORNEYS AT LAW
92 NORTH LIBERTY STREET
HARRISONBURG, VIRGINIA
22801

NOTES:

1. DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND A CURRENT FIELD SURVEY.
2. THIS PROPERTY IS SHOWN ON TAX MAP 126E (2) 32.
3. BEARINGS ARE ROTATED TO SUBMISSION PLAT RECORDED IN D.B. 1232, Pg. 287.
4. THE SURVEYED PREMISES IS LOCATED WITHIN FLOOD ZONE C (AREAS OF ANNUAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, VIRGINIA, COMMUNITY PANEL NUMBER 510133.0065 B (PANEL NOT PRINTED) EFFECTIVE DATE, SEPTEMBER 29, 1988.
5. THIS PROPERTY IS PRESENTLY IN THE NAME OF PHILIP R., JR. & LINDA W. RITCHE.
6. ADDRESS: 465 CONFEDERACY DRIVE, PENN LAUREL, VA. 22846
7. LENDER: CRESTAR MORTGAGE CORPORATION
8. FOR 10' UTILITY EASEMENT PROVIDED ALONG AND ADJACENT TO ALL REAR, SIDE AND FRONT PROPERTY LINES OF EACH LOT, SEE ITEM NO. 14 IN RESTRICTIVE COVENANTS RECORDED IN D.B. 1232, P. 288.
9. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT OR COMMITMENT.
10. SEE VARIANCE GRANTED FOR FRONT YARD SETBACK REDUCTION BY COUNTY OF ROCKINGHAM, DATED JUNE 4, 1996 FOR VIOLATION OF FRONT YARD SETBACK ALONG CONFEDERACY DRIVE.



VICINITY MAP
SCALE 1" = 2,000'



LEGEND:

- IRON PIN FOUND
- POWER BOX
- PHONE BOX
- ⊞ HEAT PUMP
- △ WATER METER
- ✕ FENCE

- ① Δ = 90°00'00"
- R = 25.00'
- A = 39.27'
- C = 35.36'
- CB = S 19°44'52" W

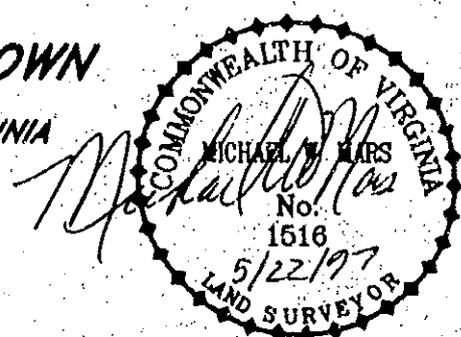
PHYSICAL SURVEY of
LOT 32, SECTION TWO,
BATTLEFIELD ESTATES for
JOHN W., III & ANNA LEE BROWN

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SCALE 1" = 40' SEPTEMBER 26, 1995,
REVISED MAY 22, 1997

COPPER, MARS, NICELY & ASSOCIATES
SURVEYORS ENGINEERS PLANNERS

1041 SOUTH HIGH STREET
HARRISONBURG, VIRGINIA 22801
TELEPHONE (640) 434-8365



011042

1023
97 JUL 3 AM 9:00

RECORDS DEPARTMENT
COURT

L. WAYNE HARPER, CLERK

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County
The foregoing instrument was this day presented in the office aforesaid, and is
together with the certificate of acknowledgment annexed, admitted to record this
day of July, 19 97 at 9:00 AM. I certify that

Taxes were paid when applicable

Sec. 58-54 - State 378.25 County 26.25 City _____

Sec. 58-54.1 - State 36.25 County 26.25 City _____ Transfer 1.00

Recording L. W.

TESTE

L. WAYNE HARPER
CLERK

Deed Book No. 1502 Page 605

775.50