

W. S. C. BURWELL
ELIZABETH B. BURWELL

TO (DEED OF B & S

DOUBLE E LAND AND CATTLE COMPANY,
a Virginia Corporation

Mailed to:

Double E Land and Cattle Co.
Leesburg, Va.

No. 330

THIS DEED made and entered into this 11th day of July, 1960, by and between W. S. C. BURWELL and ELIZABETH B. BURWELL, his wife, Grantors, parties of the first part, and DOUBLE E LAND & CATTLE COMPANY, a Virginia Corporation, Grantee, party of the second part;

WITNESSETH:

That for and in consideration of the sum of ten (\$10.00) Dollars cash and other valuable consideration paid the parties of the first part by the party of the second part, on or before the execution and delivery of this Deed, the receipt of which is hereby acknowledged, W. S. C. BURWELL and ELIZABETH B. BURWELL, parties of the first part, have bargained, sold and conveyed, and by these presents, do sell, grant and convey, with general warranty of title, unto the said DOUBLE E LAND & CATTLE COMPANY, Grantee, party of the second part, that certain parcel of land situated in Chapel Magisterial District, in the County of Clarke, Virginia, on the western slope of the Blue Ridge Mountains, adjoining other lands of the Grantee, formerly Gilpin and Lindsey, known as "Calmes Neck", and the Shenandoah River on the west; the land of Dulaney (formerly W. S. Smallwood) on the north; the lands of MacDougall and other lands of the Male Grantor, (formerly of Smallwood and Payne) on the east; and other lands of the Grantee on the South, (formerly Copenhagen), and others on the south, and more particularly described as follows, to-wit:

Beginning at a 30-inch hickory (1) at a double coal hearth (as shown on attached plat hereby made a part of this description), a corner to the land of Price and Double E Land & Cattle Company, also as shown on plat prepared by O. B. Knight, Certified Land Surveyor, 17 June, 1960, of a Portion of the Land of Double E Land & Cattle Company (known as "Copenhagen Tract"), 28 acres, also hereby made a part of this description; thence running with the land of said Price the following two courses:

N 20° 37' 30" W 1053.02 feet to a found stone pile (12) on the summit of Sugar Loaf Hill; and N 38° 41' 10" W 998.19 feet to a blazed 40-inch sycamore (13) with maple pointers on the east bank of East Branch Shenandoah River; thence leaving said Price and running with said east bank N 16° 39' 10" E 699.85 feet to an iron pipe (14), a corner to the land of Double E Land & Cattle Company (Calmes Neck Estates); thence leaving said river and running with said Double E Land & Cattle Company N 27° 51' 40" E 4262.48 feet to an iron pipe (15), a corner to the land of Dulaney; thence leaving said Double E Land & Cattle Company and running with said

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Dulaney the following nine courses:

S 59° 57' 00" E 174.11 feet to an iron pipe (16);
 N 78° 57' 20" E 209.58 feet to an iron pipe (17);
 S 83° 08' 10" E 145.31 feet to an iron pipe (18);
 S 84° 41' 20" E 246.82 feet to an iron pipe (19);
 N 89° 34' 10" E 205.10 feet to an iron pipe (20);
 N 47° 57' 00" E 270.62 feet to an iron pipe (21);
 N 54° 19' 30" E 154.89 feet to an iron pipe (22);
 S 84° 47' 30" E 120.37 feet to a 30-inch white oak
 (23); and N 70° 14' 20" E 298.77 feet to a found
 stone pile (24) at the base of a 30-inch dead
 chestnut, a corner to the land of MacDougall;
 thence leaving said Dulaney and running with said
 MacDougall S 15° 17' 15" W 2235.09 feet to an iron
 pipe in a stone pile (25), a corner to the land
 formerly owned by Smallwood; thence leaving said
 MacDougall and running with said Smallwood S 05°
 21' 15" W 2404.79 feet to a found stone pile (26),
 a corner to other lands of Burwell; thence leaving
 said Smallwood and running with said Burwell S 25°
 57' 40" W 2216.20 feet to a found stone (2), a
 corner to the aforementioned land of Double E Land
 & Cattle Company (known as the "Copenhaver tract");
 thence leaving said Burwell and running with said
 Double E Land & Cattle Company S 60° 43' 40" W
 1017.44 feet to the point of beginning; containing
 322.0189 acres; as per plat and survey made by O. B.

Knight as of July 1, 1960, which plat is incorporated into and
 made a part of this deed; and being a portion of the real estate
 acquired by the Male Grantor by deed bearing date November 6,
 1937, of record in the Clerk's Office of the Circuit Court of
 Clarke County, Virginia, in Deed Book No. 25, at page 444, from
 H. Rozier Dulaney and H. Rozier Dulaney, Jr., Trustees and Samuel
 F. Beach, Substitute Trustee under the will of the late Harriot S.
 Turner.

The conveyance of the tract of land heretofore des-
 cribed is a sale in the gross and not by the acre.

The foregoing conveyance is subject to an Agreement
 executed between the Grantors and George Sechrist as of April
 26, 1958, wherein the said George Sechrist has the right to
 cut and remove timber from the said land until May 1, 1961,
 said Agreement being in the usual form of the sale of timber
 rights, of record in the Clerk's Office of the Circuit Court
 of Clarke County, Virginia, in Deed Book No. 54, at page 48; and
 is further subject to all recorded Right-of-way agreements and
 easements with the Power Company and the Telephone Company.

That for and in consideration of the sum of Ten
 (\$10.00) Dollars cash and other valueable consideration paid
 to the parties of the first part by the party of the second
 part, on or before the execution and delivery of this Deed,
 the receipt of which is hereby acknowledged, W. S. C. BURWELL
 and ELIZABETH B. BURWELL, parties of the first part, have
 bargained, sold and conveyed, and by these presents, do sell,
 grant and convey, with general warranty of title, unto the
 said DOUBLE E LAND & CATTLE COMPANY, Grantee, party of the
 second part, a right of ingress and egress over and upon a
 Right-of-Way Fifty (50) feet in width from the Mt. Carmel
 Road, (Virginia Route 606) across the other lands of the Male
 Grantor to the Copenhaver tract or the 28.0000 Acres tract,
 and more particularly described as follows:

Beginning at a point, Station 0+00.00, in
 the center line of State Route #606, N 82°
 09' 30" E 37.00 feet from an iron pipe

where a corner maple stood, a corner to the lands of said Burwell and John Lloyd, as shown on attached plat;

(Following metes and bounds are of the center line of said right-of-way.)

Thence running through the land of said Burwell the following seven courses:

N. 48° 24' 30" W 937.49 feet to Station 9+37.49; on a curve (1C) to the right whose radius is 277.77 feet and whose chord and chord bearing are 180.97 feet and N 79° 23' 50" W for an arc distance of 184.34 feet to a PRC, Station 11+21.83;

On a curve (2C) to the left whose radius is 635.29 feet and whose chord and chord bearing are 292.83 feet and N 23° 37' 50" W respectively, for an arc distance of 295.52 feet to Station 14+17.35;

N 37° 02' 00" W 98.56 feet to Station 15+15.91;

On a curve (3C) to the left whose radius is 375.83 feet and whose chord and chord bearing are 278.66 feet and N 58° 47' 00" respectively for an arc distance of 285.51 feet to Station 18+01.42;

N 72° 34' 40" W 71.01 feet to Station 18+72.43;

On a Curve (4C) to the right whose radius is 722.49 feet and whose chord and chord bearing are 198.12 feet and N 72° 41' 00" W respectively for an arc distance of 198.74 feet to Station 20+71.17;

Thence partly through the land of said Burwell and partly through the land of said John Lloyd the following three courses:

N 64° 47' 50" W 164.65 feet to Station 22+35.32;

On a curve (5C) to the right whose radius is 282.78 feet and whose chord and chord bearing are 171.53 feet and N 47° 08' 50" W respectively for an arc distance of 174.28 feet to Station 24+10.10; and

N 29° 29' 30" W 419.78 feet to Station 28+29.88;

Thence continuing through the land of said Burwell the following five courses:

On a curve (6C) to the right whose radius is 261.91 feet and whose chord and chord bearing are 260.32 feet and N 00° 18' 30" E respectively for an arc distance of 272.44 feet to Station 31+02.32;

N 30° 06' 30" E 384.35 feet to Station 34+86.67;

On a curve (7C) to the left whose radius is 71.94 feet and whose chord and chord bearing are 124.69 feet and N 29° 58' 00" W respectively for an arc distance of 150.87 feet to Station 36+37.54;

S 89° 57' 00" W 216.65 feet to Station 38+54.19; and

On a curve (8C) to the right whose radius is 319.09 feet and whose chord and chord bearing are 288.52 feet and S 63° 10' 20" E respectively for an arc distance of 299.38 feet to Station 41+53.57, said Station being S 52° 19' 00" W 25.00 feet from iron pipe (7) referred to in above description of 28.0000 acres.

as per plat and survey made by O. B. Knight, Certified Land Surveyor, as of June 17, 1960, which plat is incorporated into and made a part of this deed.

The said Right-of-way being over two parcels of real

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estate, acquired by the Male Grantor by deed dated October 30, 1936, from A. Garland Williams, Substituted Trustee, of record in the said Clerk's Office in Deed Book No. 24, at page 515; and by deed dated May 6, 1937, from John L. Lloyd and Rachael F. Lloyd, his wife, of record in the said Clerk's Office in Deed Book No. 25, at page 169.

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The foregoing conveyance does not include that portion of the Right-of-way which crosses the John Lloyd tract as shown on said plat.

The Grantors for themselves, their heirs, executors, administrators and assigns reserve the right to the joint use of the Fifty(50) foot Right-of-way with the Grantee herein and its successors and assigns for the purpose of ingress and egress for the parcels of land of the Male Grantor over which the said Right-of-way traverses and also for the use of a 40 acre tract of the Male Grantor which lies north of the Northern boundary line of the Copenhaver tract of 28.0000 acres which has a bearing of S 69° 46' 50" 873.13, all of which is more particularly shown on said plat and survey heretofore referred to, and included into and made a part of the description of 28.0000 acres and reservation of said Right-of-way. The parties of the first part have no responsibility for the maintenance and upkeep of said Right-of-way.

TO HAVE AND TO HOLD said real estate above described together with all improvements and appurtenances thereto belonging, or in anywise appertaining, unto the said DOUBLE E LAND & CATTLE COMPANY, party of the second part, or its successors and assigns forever.

The said W. S. C. BURWELL, of the first part, hereby covenants with DOUBLE E LAND & CATTLE COMPANY, party of the second part, that he is seized and possessed of an indefeasible estate in fee simple, in and to the real estate hereby conveyed; that he has the lawful right to sell and convey the same; that said real estate is free from and clear of all liens and encumbrances; save and except the ones heretofore set forth, that the party of the second part, its successors and assigns, shall have quiet, peaceable and undisturbed possession thereof; and that the parties of the first part will execute and deliver such other and further assurances of title, if any, as may hereafter be deemed requisite.

The said ELIZABETH B. BURWELL of the first part, unites herein and executes this Deed for the purpose of relinquishing her contingent right of dower in and to the foregoing described real estate.

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AND THIS SUPPLEMENTAL AND CONFIRMATORY DEED made and entered into this 21st day of June, 1960, by and between W. S. C. BURWELL and ELIZABETH B. BURWELL, his wife, parties of the first part, and DOUBLE E LAND & CATTLE COMPANY, a Virginia Corporation, Grantee, party of the second part;

WHEREAS, the parties of the first part did on April 26, 1960, convey a tract of land lying in Manor Leeds in Chapel Magisterial District, Clarke County, Virginia, adjoining the lands of W.S.C. Burwell of the first part, and others, which is more particularly described in deed of record in the Clerk's Office of the Circuit Court of Clarke County, Virginia, in Deed Book No. 58, at page 543.

WHEREAS, the purpose of the aforementioned Deed is to convey to Double E Land & Cattle Company, party of the second part, a tract of real estate containing 28 acres and for the parties of the first part to have reserved for themselves a Right-of-way from a 40 acre tract situated north of the 28 acre tract owned by the Male Grantor over the said 28 acres; and,

WHEREAS, in the description of the said 28 acres in the said Deed, there are errors of description and the tract did not contain 28 acres by survey and the said Right-of-way was not reserved; and,

WHEREAS, for the purpose of carrying out the intent of the original instrument of April 26, 1960, this Supplemental and Confirmatory Deed is executed; and,

Therefore, at the mutual consent of the parties hereto the said Deed of April 26, 1960, is modified and changed so as to provide a conveyance of 28 acres and reservation of a Right-of-way which should read as follows:

Beginning at a 30" hickory (1) at a double coal hearth, a corner to the lands of Burwell, Price and the herein-described tract of land, near a woods road, as shown on attached plat hereby made a part of this description;

Thence running with the land of Burwell the following two courses:

N 60° 43' 40" E 1017.44 feet to a found stone (2) in the easterly right-of-way line of a new road with a 50-foot right-of-way; and

S 69° 46' 50" E 873.13 feet to a 30" chestnut oak (3) on the west side of a woods road, said chestnut oak being in a northwesterly line of the land of Leon Lloyd;

Thence leaving the land of said Burwell and running with the land of said Leon Lloyd the following four courses:

With the westerly edge of said woods road S 53° 50' 10" W 505.35 feet to an iron pipe (4) in the northeasterly right-of-way of said new road;

Continuing with said Lloyd and with said right-of-way on a curve (10R) to the right whose radius is 230.64 feet and whose chord and chord bearing are 164.07 feet and S 36° 58' 00" E respectively, for an arc distance of 167.80 feet

to an iron pipe (5);

S 16° 09' 20" E 250.73 feet to an iron pipe (6);

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On a curve (9R) to the left whose radius is 294.09 feet and whose chord and chord bearing are 102.86 feet and S 26° 14' 50" E for an arc distance of 103.37 feet to an iron pipe (7), a corner to the lands of Burwell;

Thence leaving the land of said Leon Lloyd and running with other lands of said Burwell the following four courses:

S 52° 19' 00" E 172.43 feet to a 10" twin Chestnut oak (8), crossing said new road;

S 04° 14' 50" W 476.59 feet to a found stone at a white oak (9);

With a new division line N 48° 55' 20" W 408.09 feet to an iron pipe (10); and

Continuing with new division line N 24° 15' 00" W 408.09 feet to a found stone pile (11) a corner to the land of the hereinbefore mentioned Price;

Thence leaving the land of Burwell and running with the land of Price N 59° 38' 50" W 1003.42 feet to the point of beginning;

containing 28.0000 acres;

and being the same real estate acquired by the Male Grantor by deed dated April 1, 1960, from Mary Copenhaver Williamson, et als, of record in the said Clerk's Office in Deed Book No. 58, at page 539; and a portion of a tract of real estate acquired by the male grantor by deed dated November 22, 1950, from Margaret Lindsay Broman, et al, of record in said Clerk's Office in Deed Book No. 39, at page 569, and the said W.S.C. Burwell and Elizabeth B. Burwell, do reserve for themselves, their executors, heirs and assigns a Right-of-way 50 feet in width, as is shown on plat over a portion of the said 28.0000 acres heretofore described "running with and West of the course from the 30 inch chestnut oak (3) S 53° 50' 10" W 505.35 feet to iron pipe (4) at its intersection with the new road."; and thence over the "new road" from (4) to (7) on said plat.

The Double E Land & Cattle Company by its signature hereto and execution of this deed, signifies that it subscribes to the corrections of said Deed of April 26, 1960, from W.S.C. Burwell and wife, and to the Reservation of a 50 foot Right-of-way as made herein by W.S.C. Burwell and Elizabeth B. Burwell.

WITNESS the following signatures and seals this the day and year first above written of W.S.C. Burwell and Elizabeth B. Burwell; and,

IN WITNESS WHEREOF, the Double E Land & Cattle Company has this day, caused its corporate seal to be affixed hereto and this Deed to be signed by Frances C. Endicott, its Vice-President.



W.S.C. Burwell (SEAL)
W.S.C. BURWELL

Elizabeth B. Burwell (SEAL)
ELIZABETH B. BURWELL

DOUBLE E LAND & CATTLE COMPANY

BY Frances C. Endicott
Vice-President



SEALS AS AFFIXED: File Book

DOUBLE E LAND & CATTLE CO. (S & A L)
CORPORATE SEAL -
1958 - COMM. OF VIRGINIA.

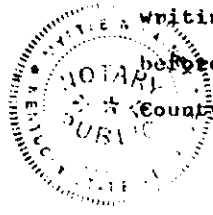
Attest:

Frank E. Finner
Secretary

STATE OF KENTUCKY:

COUNTY OF Boyd SS:

I, Myrtle T. Fairney, a Notary Public in and for the State of Kentucky, County of Boyd, do hereby certify that W. S. C. BURWELL and ELIZABETH B. BURWELL, his wife, whose names are signed to the foregoing instrument in writing, bearing date July 11, 1960, have personally appeared before me in my said County, and acknowledged the same in my County aforesaid.



My commission expires Sept. 12, 1960.

GIVEN under my hand and Official Notarial Seal, this the 19 day of July, 1960.

(S E A L)

Myrtle T. Fairney
NOTARY PUBLIC

MY COMMISSION EXPIRES SEPTEMBER 12, 1961

STATE OF VIRGINIA:

SS:
COUNTY OF CLARKE:

I, BARBARA JEAN LLOYD, a Notary Public in and for the County of Clarke, State of Virginia, do hereby certify that Frances C. Endicott whose name as Vice-President of the Double E Land & Cattle Company, a Virginia Corporation, is signed to the foregoing instrument in writing, bearing date July 11, 1960, has personally appeared before me, in my said County and State aforesaid, in name and behalf of the said Double E Land & Cattle Company, acknowledged said instrument as the act and deed of said Double E Land & Cattle Company; seal affixed to the said instrument is the true corporate seal of Double E Land & cattle Company; and that it has been affixed thereto by due authority.

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My commission expires July 31, 1962.

GIVEN under my hand, in my said County, this 14th
day of July, 1960.

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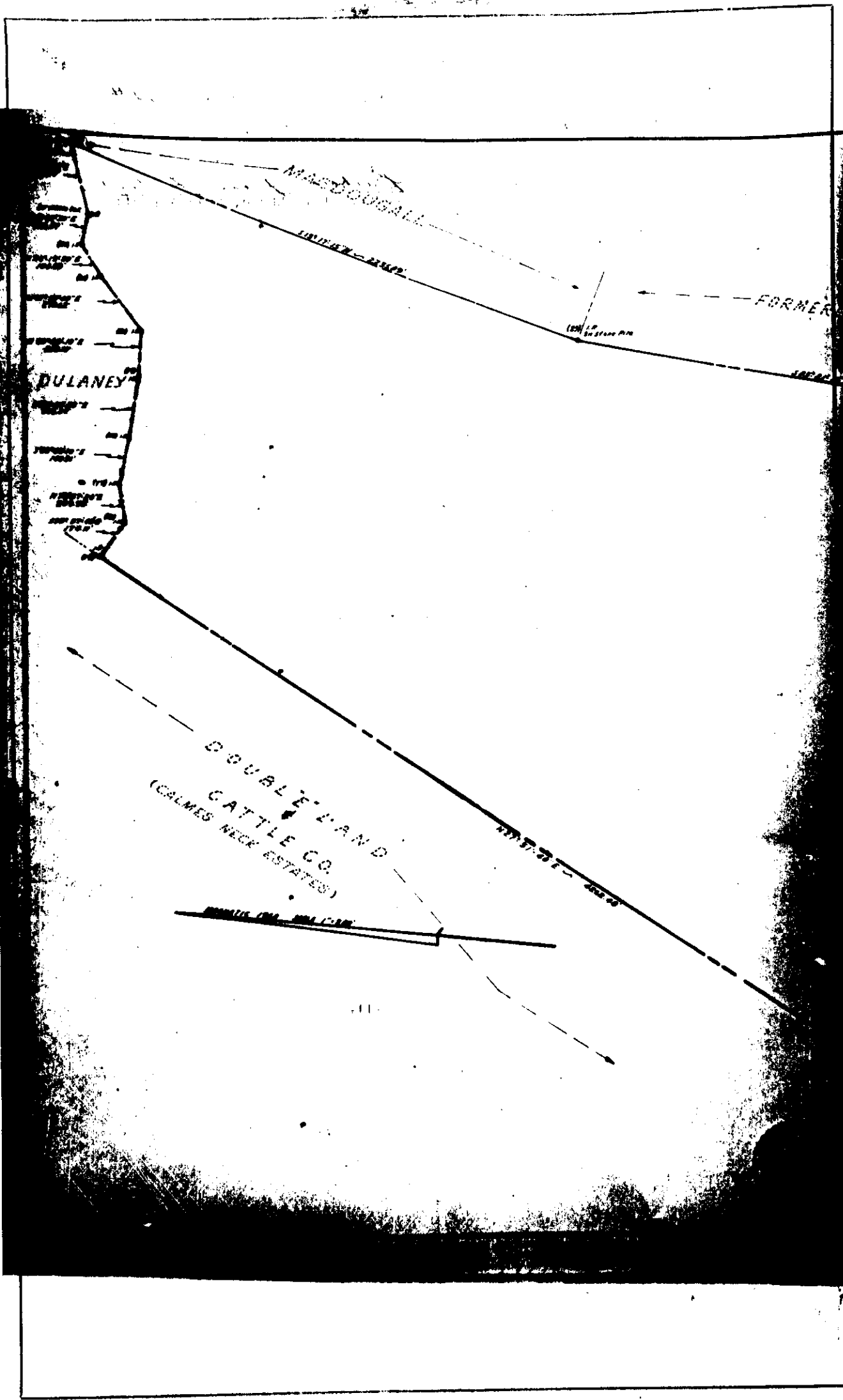
Barbara Jean Lloyd
BARBARA JEAN LLOYD, NOTARY PUBLIC

THIS PAGE SHOWS THE IMPRINT OF THE REVERSE
THEREOF, EXCEPTING THE LEGIBLE MATTER ABOVE
OVER THE SIGNATURE OF BARBARA JEAN LLOYD, NOTARY PUBLIC,
WHICH IS A PART OF THIS INSTRUMENT.

Lucy A. Allen Clerk.



19. 1700 P.M.



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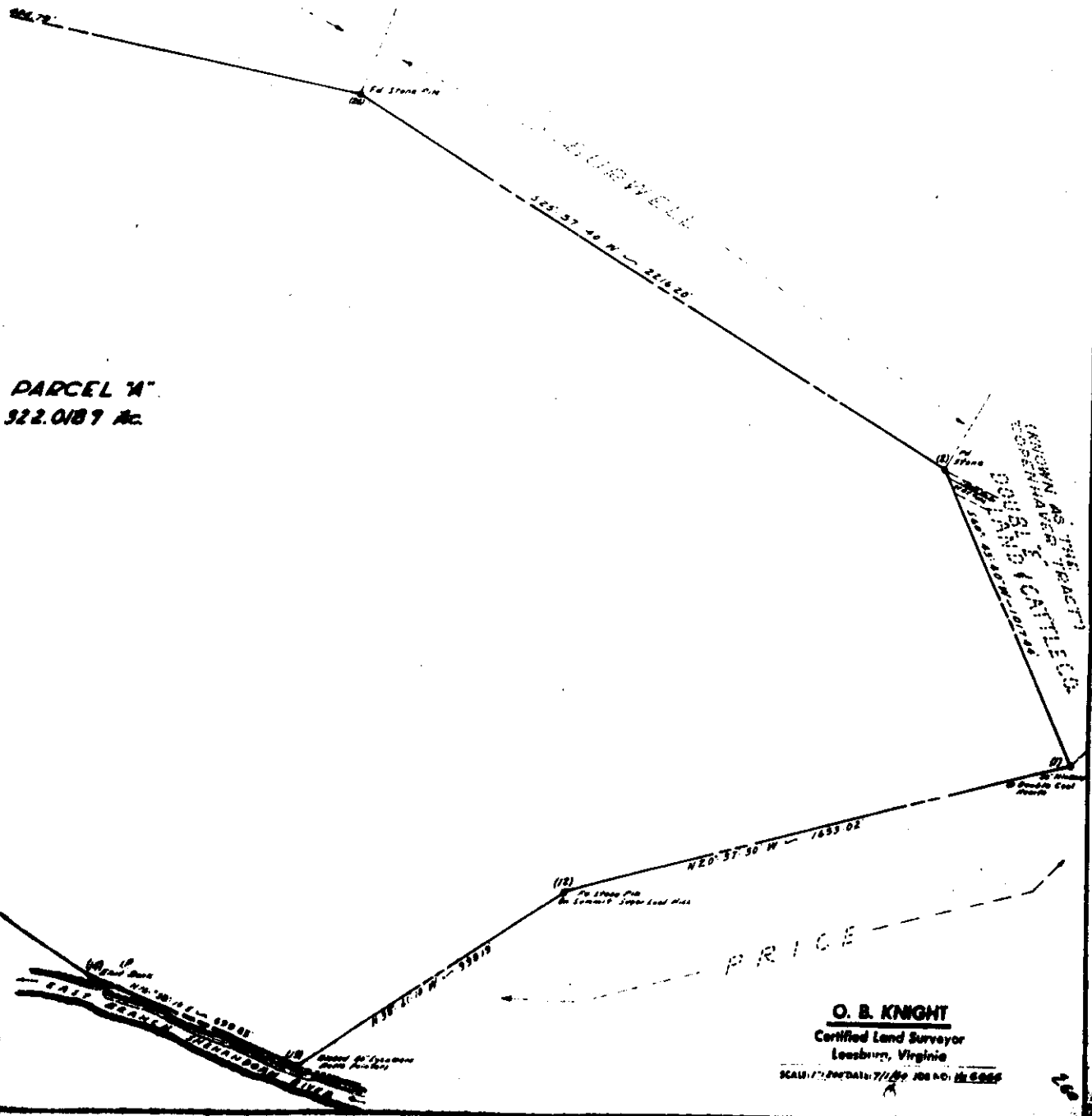
PARCEL "A"
of the land of

W. S. C. BURWELL

Chapel Magisterial District
Clarke County Virginia

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AND OF SMALLWOOD



PARCEL "A"
322.0187 Ac.

PRICE

O. B. KNIGHT
Certified Land Surveyor
Leesburg, Virginia

SCALE: 1" = 200' DATE: 7/1/02 JOB NO. 0260A

