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# 00-2306

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This instrument was prepared under the supervision of Steve W. Stockman, Attorney at Law.

*[Signature]*  
Steve W. Stockman, Attorney at Law

DEED OF CONVEYANCE

THIS DEED, made this 19TH day of OCTOBER, 2000 by and between SALLY H. BIESECKER, MARRIED (ALSO KNOWN AS SALLY M. BIESECKER), party of the first part, GRANTOR, and PENNY J. HILLMAN-BEAR, UNMARRIED, party of the second part, GRANTEE;

WITNESSETH:

That for and in consideration of the sum of TEN AND 00/100's (\$10.00) dollars, cash in hand paid and other good and valuable consideration, receipt which is hereby acknowledged, the parties of the first part do hereby grant and convey, in fee simple, with General Warranty and English Covenants of title, unto the party of the second part as AND FOR HER SOLE SEPARATE EQUITABLE ESTATE, all that certain lot or parcel of land together with improvements thereon lying and being situate in the County of CLARKE, State of Virginia, and more particularly described as follows:

ALL THOSE CERTAIN LOTS OR PARCELS OF LAND, TOGETHER WITH IMPROVEMENTS THEREON AND EASEMENTS AND APPURTENANCES THEREUNTO BELONGING, SITUATE IN CHAPEL MAGISTERIAL DISTRICT, CLARKE COUNTY, VIRGINIA, KNOWN AND DESIGNATED AS TRACT "A" CONTAINING 1.6522 ACRES, AND TRACT "C" CONTAINING 8.4910 ACRES, ACCORDING TO PLAT AND SURVEY THEREOF BY RICHARD W. THOMAS, C.L.S., DATED OCTOBER 16, 1985, WHICH PLAT AND SURVEY WERE ATTACHED TO AND BY REFERENCE MADE A PART OF THE DEED RECORDED IN DEED BOOK 164 AT PAGE 570.

AND BEING the same property conveyed to Grantors by virtue of instrument dated 08/06/87, recorded 08/12/87, in Deed Book 180, at Page 118, among the aforesaid county land records.

This conveyance is made subject to conditions, restrictions and rights of way of record.

WITNESS the following signature(s) and seal(s):

Sally H. Biesecker 10/19/00  
SALLY H. BIESECKER

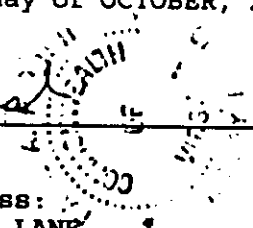
State of VIRGINIA)  
County of LOUDOUN) to-wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that SALLY H. BIESECKER, whose name is signed to the foregoing Deed dated 10-19-00 acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 19TH day of OCTOBER, 2000.

My Commission Expires:  
10-31-02

*[Signature]*  
Notary Public



File #002099C BEAR/BIESECKER  
Tax Map#31-4-A  
Consideration \$243,000.00

Grantee's Address:  
677 MERCER FARM LANE  
BLUEMONT, VA 20135

VIRGINIA In the Clerk's Office of Clarke County Circuit Court  
24 Oct 2000 The deed was presented and with  
the annexed certificate of title and paid to record at  
10:45 in the presence of the Clerk of the Court in the  
amount of \$ 243.00 and by the Clerk of the Court  
of Virginia have been paid

TESTE: *Helen Butts* CLERK

returned 10/24/00 to JIM BLEDSOE  
KEY TITLE  
7010 LITTLE RIVER TURNPIKE  
SUITE 220  
ANNANDALE, VA 22003

WR 2589.00

RETURN TO:  
STEVE W. STOCKMAN  
ATTORNEY AT LAW  
ONE SOUTH KING ST.  
LEESBURG, VA 20175  
(703) 777-3000