

DOUBLE E LAND AND CATTLE COMPANY

TO: ( DEED OF B & S

GORDON H. MacDOUGALL

Mailed NOV 21 1969

To: Henry Whiting, Esq., Atty.  
20 S. Cameron Street,  
Winchester, Va. 22601

Tax Purposes:  
Bluemont, Virginia.

15,306  
W/a  
10/10/69

#1357  
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THIS DEED made and dated this 15<sup>th</sup> day of October 431  
1969 by and between Double E Land and Cattle Company, a Virginia Corporation, party of the first part, and Gordon H. MacDougall, single, party of the second part.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged, the said Double E Land and Cattle Company does hereby grant, bargain, sell and convey with general warranty of title, unto Gordon H. MacDougall, single, all that certain tract of land, situated about five (5) miles Southeast of the Town of Berryville, in Chapel Magisterial District, Clarke County, Virginia, lying East of and abutting on the West upon the Shenandoah River, known as "Calmes Neck Estates," designated as Lot No. 23 on the plat of "Calmes Neck Estates" as recorded in the Office of the Clerk of the Circuit Court of Clarke County, Virginia, in Deed Book 58, at page 506. This property is conveyed subject to the Protective Covenants, Conditions, Reservations and Restrictions set forth in the Deed of Dedication dated December 26, 1967 recorded in the aforesaid Clerk's Office in Deed Book 80, at page 168, as well as all other duly recorded respective easements and rights of way.

The party of the first part covenants that it is seized in fee simple of the property hereby conveyed; that it has a perfect right to convey the same; that the said property is free from encumbrances of any kind; and that it will execute such further assurances as may be requisite to secure to the parties of the second part quiet possession and complete enjoyment thereof.