

Mailed: 7/23/76.  
To: Mr. Paul T. Zeisset  
129 Kentucky Ave., S.E.,  
Washington, D. C. 20003

9418-Z  
HHW/ss  
4/23/76

#491

THIS DEED AND DEED OF PARTIAL RELEASE, made and dated this 28<sup>th</sup> day of April, 1976, by and between DOUBLE E LAND & CATTLE COMPANY, a Virginia corporation, party of the first part, PAUL T. ZEISSET, party of the second part, MARGUERITE M. CLARKE, party of the third part, and A. GARLAND WILLIAMS, Sole Acting Trustee, party of the fourth part. 209

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey with general warranty of title, unto the party of the second part, his successors and assigns, the following described property and appurtenances thereunto belonging:

All of that certain lot or parcel of land, lying and being situate in Chapel Magisterial District, Clarke County, Virginia, designated as Lot No. 72 on a plat of Calmes Neck Estates, which is recorded in the Clarke County Circuit Clerk's Office in Deed Book 58 at Page 506, being a part of the same property acquired by the party of the first part by deed of Clifford H. Brincefield, et al, dated January 20, 1960, of record in the aforesaid Clerk's Office in Deed Book 58 at Page 242.

Reference is here made to the aforesaid instruments and the attachments and the references therein contained for a further and more particular description of the property hereby conveyed.

This conveyance is made subject to all duly recorded and enforceable restrictions, as set forth in the deed from Double E Land & Cattle Company to Alice T. Edwards and David H. Edwards, dated November 10, 1975, recorded in the aforesaid Clerk's Office in Deed Book 114 at Page 654, easements and rights of way.

Except as noted above, the grantor covenants that it

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has the right to convey said property to the grantee; that it will execute such further assurances of title to said property as may be requisite; that it is seized in fee simple of the property conveyed; and that the grantee shall have quiet possession of said property free from all encumbrances.

WHEREAS, by deed of trust dated January 20, 1960, and recorded in Deed Book 58 at Page 245, in the Office of the Clerk of the Circuit Court of Clarke County, Virginia, in order to secure to the party of the third part the payment of an obligation of Thirty Thousand Dollars (\$30,000.00) as mentioned in said deed of trust, the said third party still being the holder of said notes and entitled to join in the execution of this deed and deed of partial release, the predecessors in title to the said party of the first part did grant and convey unto the said party of the fourth part, the property more particularly described in said deed of trust to which reference is hereby made.

WHEREAS, a part of the indebtedness has been paid and the party of the first part has requested a release deed, releasing the hereinabove described property from the lien of the deed of trust referred to.

NOW THEREFORE, in consideration of the premises and of the further sum of Five Dollars (\$5.00) to the party of the fourth part, cash in hand paid by the party of the second part, and at the request of the party of the third part, the holder of the indebtedness, the party of the fourth part does release and quitclaim unto the party of the first part and the party of the second part the hereinabove described real property.

The party of the third part as beneficiary of said deed of trust and holder of the obligation secured hereby joins in the execution of this instrument as evidence of her assent to the terms hereof, but it is expressly understood that the

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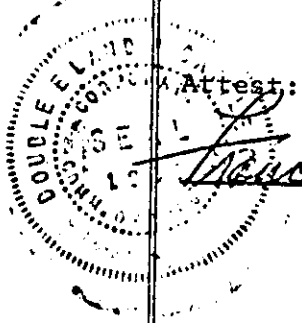
release of this property does not release the remaining property and the lien of said deed of trust shall continue in full force and effect as to such property.

WITNESS the following signatures and seals:

(S E A L)

DOUBLE E LAND & CATTLE COMPANY

By *James McE...*  
President



Attest:  
*James C. ...*  
Secretary

*Marguerite M. ...* (SEAL)  
Marguerite M. ...  
*A. Garland Williams* (SEAL)  
A. Garland Williams  
Sole Acting Trustee

MARYLAND  
STATE OF VIRGINIA  
COUNTY OF HARFORD, To-wit:

I, ROBERT G BISHOP, a Notary Public in and for the State and COUNTY aforesaid, do hereby certify that JAMES M FADICOTT, whose name is signed to the foregoing deed and deed of partial release dated the 11 day of MAY, 1976, on behalf of Double E Land & Cattle Company as its President, with the seal of said corporation duly affixed and attested by its Secretary, has acknowledged the same to be the act and deed of said corporation before me in my State and COUNTY aforesaid.

Given under my hand this 11 day of MAY, 1976.  
My Commission expires 31 JULY 1978.

*Robert G Bishop*  
Notary Public  
Circular seal: ROBERT G BISHOP, NOTARY PUBLIC, HARFORD CO., MD.