

ST. TAX \$.50
LOCAL TAX _____
CLERK CT. 3.75
TOTAL \$ 4.25 Paid.

Virginia, Clarke County, sct
On the 11 day of March 19 61, the foregoing deed Quitclaim
dated 7 day of October 19 60 was received in the clerk's office of the
Circuit Court of said County, certified for record and with the certificate admitted to record,
at 11/55 o'clock A. M.

Teste: Lucy A. Allen
Clerk

DOUBLE E LAND & CATTLE COMPANY
TO (EASEMENT AND PLAT
BENJAMIN W. DULANY

Mailed to: Benjamin W. Dulany, Esq.,
Southern Building,
Washington 5
D. C.

No. 94

KNOW ALL MEN THAT, DOUBLE E LAND & CATTLE COMPANY,
a Virginia Corporation, for the consideration of One (\$1.00)
Dollar, cash in hand paid to it by BENJAMIN W. DULANY; the said
DOUBLE E LAND & CATTLE COMPANY, does grant to: Benjamin W.
Dulany, an EASEMENT in the following described parcel of real
estate, being a Right of way fifty (50 ft.) feet in width and
more particularly described as follows:

A 50 foot right-of-way extending from iron
pipe (19) as shown on attached plat hereby
made a part of this description N. 84° 41'
20" W. 50.00 feet to an iron pipe;

thence over the land of the Double "E" Land
& Cattle Company with a width of 50 feet
with the shortest necessary distance to its
intersection with an existing R/W reserved
by the Double "E" Land & Cattle Company.

as per plat and survey made by O. B. Knight, Certified Land
Surveyor, which plat is incorporated into and made a part of
this Easement; and,

with the right in the said Benjamin W. Dulany, his
heirs, executors, administrators and assigns, whether he shall
maintain his adjoining parcel of real estate as a whole or the
same shall be subsequently subdivided, to use the fifty (50 ft.)
foot Right of Way, shown partly on the plat heretofore referred
to and incorporated in this Easement as extending for a distance
2.5 miles to Virginia Route #606 (known as Mt. Carmel Road) the
location of the said Right of Way or Easement is over and across
land of Double E Land & Cattle Company in Chapel Magisterial
District, Clarke County, Virginia, (Known as the Burwell Tract
and the Copenhagen Tract) more particularly shown on a plat made
by O. B. Knight, Certified Land Surveyor as of July 1, 1960,
designated: "Parcel A of the land of W. S. C. Burwell, Chapel
Magisterial District, Clarke County, Virginia", which plat is
incorporated into and made a part of this instrument for the
purpose of showing the location of said right of way; and,

The location of said Right of Way over the Right of Way acquired by Double E Land & Cattle Company from W. S. C. Burwell and Elizabeth B. Burwell, his wife, is more particularly shown on a plat of record in said Clerk's Office in Deed Book No. 59, at page 261; the said Burwell Tract, Copenhagen Tract, "Parcel A", and Right of Way as acquired by Double E Land & Cattle Company from W. S. C. Burwell and Elizabeth B. Burwell, his wife, by deed dated July 11, 1960, of record in said Clerk's Office in Deed Book No. 59, at page 252.

The said Benjamin W. Dulany, his heirs, executors, administrators and assigns shall have the right to connect, without expense to the said Double E Land & Cattle Company, to, and an easement or Right of Way from and to the lines or other facilities of any public utility operated over, under, or along any of the aforesaid Rights of Way or Easements for the purpose of making available to his own land the services of such public utilities; and,

The land included in the said Rights of Way or Easements shall always bear and be charged with the utilities for the purpose of placing and maintaining thereon and thereunder any and all improvements or apparatus, pipes, poles, wires, cables, conduits and other instrumentalities necessary or needful in and about the transmitting, conducting or distributing the electric current, telephone, and other public utility services and to that end the agents, servants and employees of any persons, firms, or corporations in public utility service, shall have the right of ingress and egress over and across said Rights of Way or Easement; and,

No improvements or hinderances will be placed upon said Right of Way or Easement that will materially interfere with the ingress or egress as heretofore set out and the operations of such public utilities.

The said Double E Land & Cattle Company does further agree that it will, at such time as the said Benjamin W. Dulany may obtain the agreement of the proper authorities to take his Rights of Way or Easement into the said public road system, will execute to the appropriate public authority any deed or other evidence of title which shall be requisite in order that the said Right of Way be incorporated into the public road system, provided that the expense thereof is paid by the said Benjamin W. Dulany.

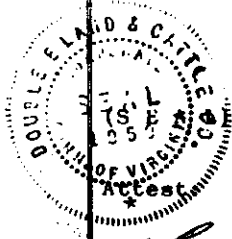
To insure the observance of this COVENANT, any party to this instrument or successor or successors in title to the premises, parcels or tracts of real estate heretofore referred

to in this instrument, shall have the right to apply to the Circuit Court of Clarke County, Virginia, or a court of proper jurisdiction to appoint a Commissioner or Commissioners to convey or DEDICATE said respective parcels of land of Double E Land & Cattle Company, or its respective heirs, successors or assigns to the Commonwealth of Virginia, in the place and stead of Double E Land & Cattle Company, is such dedication shall be refused.

WITNESS the following signatures and seals this the 30th day of January, 1961.

DOUBLE E LAND & CATTLE COMPANY

BY Frances C. Endicott
Frances C. Endicott, Vice-President



Frank H. Egan
Secretary

STATE OF VIRGINIA: SS:
COUNTY OF LOUDOUN:

I, Bonnie Heibman, a Notary Public in and for the County of Loudoun, 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 January 30, 1961, has personally appeared before me, in my said County and State aforesaid, in name and in behalf of the said Double E Land & Cattle Company, acknowledged the 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, that it has been affixed thereto by due authority.

My commission expires January 12, 1965.

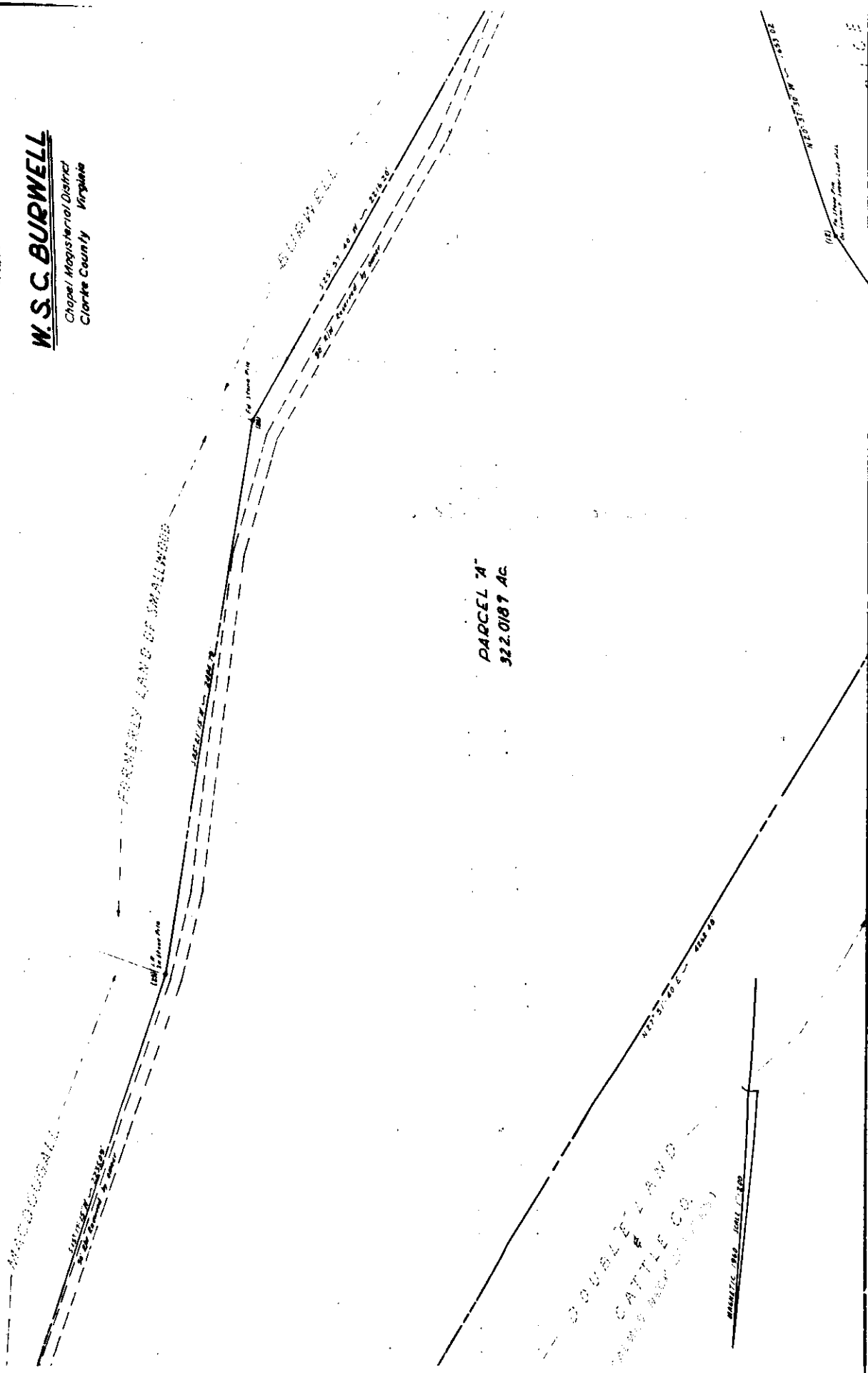
GIVEN under my hand, in my said County, this 16th day of February, 1961.

Bonnie Heibman
NOTARY PUBLIC

115
M. & C. BOBNETT

PARCEL 21
of the land of

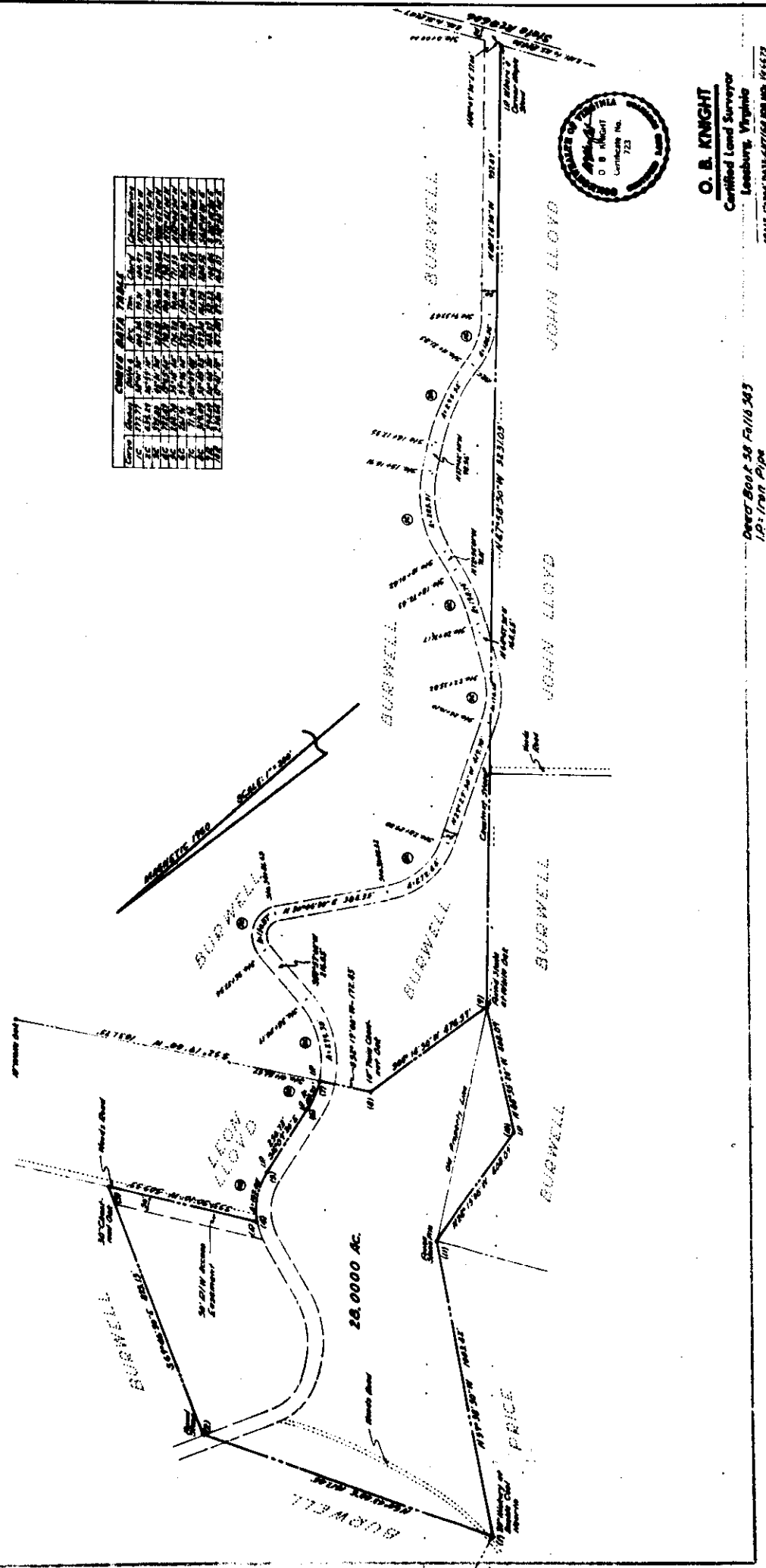
W. S. C. BURWELL
Chapel Registrarial District
Clarke County Virginia



0061
0117

A PORTION OF THE LAND OF
(known as "COLUMBIAN TRACT")
DOUBLE E LAND & CATTLE COMPANY
Chapel Registrarial District
Clarke County, Virginia

Lot	Area	Owner	Remarks
1	1.00	Double E Land & Cattle Co.	
2	1.00	Double E Land & Cattle Co.	
3	1.00	Double E Land & Cattle Co.	
4	1.00	Double E Land & Cattle Co.	
5	1.00	Double E Land & Cattle Co.	
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99	1.00	Double E Land & Cattle Co.	
100	1.00	Double E Land & Cattle Co.	



O. B. KNIGHT
Certified Land Surveyor
Roanoke, Virginia
License No. 723

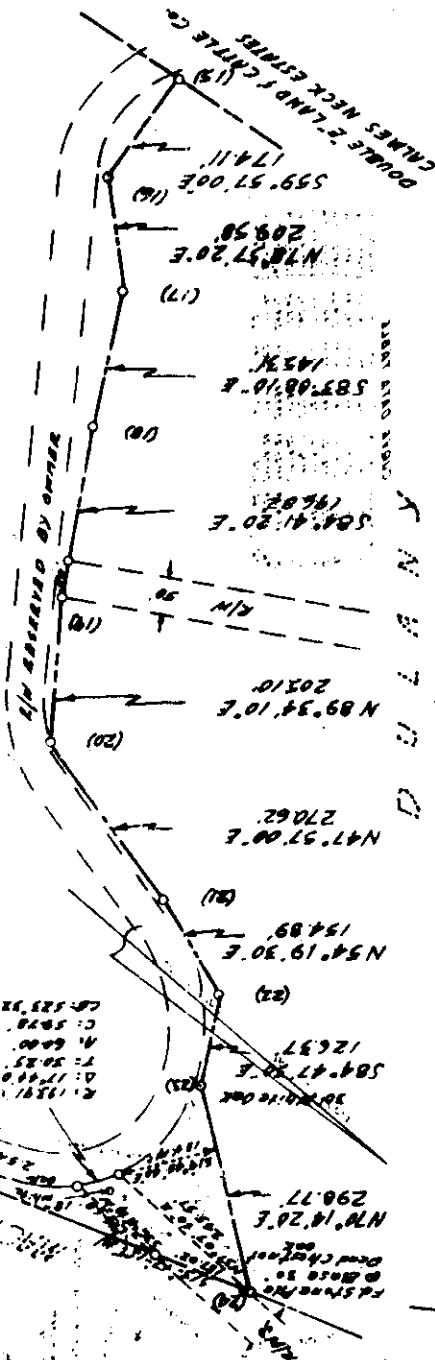
Deed Book 58, Page 563
12" Iron Pipe

SCALE 1"=500' DATE 6/27/52 JOB NO. 195522

O. B. KNIGHT



A Portion of the Land of
THE DOUBLE "E" LAND & CATTLE CO.
Showing Right of Ways 50 Width Reserved for
GORDON MACDOUGALL & BENJAMIN DULAN
Chapel Magisterial District
Clarke County, Virginia



O. B. KNIGHT
Certified Land Surveyor
Nashville, Leesburg, Virginia



SCALE: 1" = 200' DATE: 1-20-1961 JOB NO: 14 6446

DOUBLE "E" LAND & CATTLE COMPANY

A PORTION OF THE LAND OF

ST. TAX \$ _____
LOCAL TAX _____
CLERK CT. 10.50
TOTAL \$ 10.50
Paid.

Virginia, Clarke County, sct:

On the 11 day of March 1961, the foregoing ~~Map~~ Easement
dated 30 day of January 1961 was received in the clerk's office of the
Circuit Court of said County, and filed for record and with the certificate admitted to record,
at 12 o'clock P.M.

Teste:

Lucy A. Allen

Clerk