

DOUBLE E LAND AND CATTLE COMPANY,
A VIRGINIA CORPORATION

TO (QUITCLAIM DEED

GORDON MacDOUGALL

Mailed to: Gordon MacDougall, Esq.,
5232 Joan Lane, S. E.,
Washington, 22,
D. C.

No. 113

THIS DEED made and entered into this 7th day of Oct-
ober, 1960, by and between DOUBLE E LAND & CATTLE COMPANY, a
Virginia Corporation, BENJAMIN W. DULANY and JANE T. DULANY, his
wife, and JOHN T. MERCER, widower, Grantors, parties of the
first part; and GORDON MacDOUGALL, unmarried, Grantee, party of
the second part; and CLIFFORD H. BRINCEFIELD, CHARLES M. BAKER
and A. GARLAND WILLIAMS, Trustee, parties of the third part.

163

WHEREAS by an instrument dated the 22nd day of Decem-
ber, 1959, and of record in the Clerk's Office of the Circuit
Court of Clarke County, Virginia, in Deed Book No. 58, at page
161, the Grantee did thereby grant to the Grantors, their heirs
and assigns, (Double E Land & Cattle Company, being successors
in title to Clifford H. Brincefield and Charles M. Baker as will
more fully appear from the deed dated January 20, 1960, of record
in the said Clerk's Office in Deed Book No. 58, at page 242),

An easement in that certain parcel of real estate
situated East of the Shenandoah River in Chapel
Magisterial District, Clarke County, Virginia,
and more particularly described as follows:

Beginning at a point on the Gordon H. Mac-
Dougall and John T. Mercer boundary, this
point being in a fence 103 feet northwest
of MacDougall's gate and running through
the MacDougall property the following: N 75-
01-50 W. 74.13; N 85-28-20 W. 103.98; S 80-
34-10 W. 88.07; S 58-07-50 W. 99.38; S 12-15-30
W 137.96'; S 54-38-50 W. 143.45' S 53-10-20 W.
164.17'; S 57-06 W. 164.50' S 38-50 W. 125.99'
17-34 W. 159.38'; S 45-49 W. 139.12'; S. 46-25
W. 257.48' to a point of curvature; then on a
Curve with a Radius of 181.42' and an Angle of
47-35-50 an Arc Distance of 150.71' to a point
of reverse Curve with a Radius of 46.70' and an
Angle of 111-04 an Arc Distance of 90.53' to a
point of tangency; thence N 70-06-50 W. 59.78';
N 51-07-50 W. 268.50'; N 6-33 W. 179.42'; N 0-27
E. 366.40'; N 24-09 E. 332.03'; N 18-35 W. 180.53;
N 3-30 W. 208.50; N 21-17 W. 271.85'; N 43-11 W.
179.11'; N 50-54 W. 254.48' to a point of curvature;
then on a Curve with a Radius of 64.50' and an
Angle of 75-33-50, an Arc Distance of 38.00' to a
point on the Boundary line of Gordon H. MacDougall
and Benj. W. Dulany, said point being 195' from
the southeast corner of the whole Dulany Tract.
The above description being the metes and bounds

of the centerline of the Calmes Neck-Access
Road said Access Road includes 25.0 feet on
each side of the centerline making a total
width of 50 feet and being an area of 4.86
acres, more or less;

and being the same real estate acquired by Gordon MacDougall by
deed from E. J. Rothfuss and Catherine F. Rothfuss, his wife,
dated April 23, 1958, and of record in the said Clerk's Office

164

in Deed Book No. 54, at page 109; and,

WHEREAS, the Grantors have agreed to relinquish the said easement unto the Grantee in the consideration of the sum of One (\$1.00) Dollar:

NOW, THIS DEED WITNESSETH:

That for and in consideration of the execution and delivery by the Double E Land & Cattle Company to Gordon MacDougall of an instrument conveying a fifty (50 ft.) foot Right-of-Way from the land of Gordon MacDougall across its land situated in Chapel Magisterial District, Clarke County, Virginia, to the Right-of-Way shown on plat of record in the said Clerk's Office in Deed Book No. 59, at page 261, and the right in Gordon MacDougall, his heirs, executors and assigns to use said Right-of-Way for vehicle traffic for the purpose of ingress and egress from and to Virginia Route No. 606, and from and to the land of Gordon MacDougall, and of One (\$1.00) Dollar paid by the Grantee to the Grantors, the receipt of which is hereby acknowledged, the Grantors release and forever quitclaim to the Grantee, his heirs, executors, administrators and assigns all of the Fifty (50 ft.) foot right-of-way described in said easement in the area of 4.86 acres heretofore described and more particularly in this Deed, and their joint and several rights thereunder with the intent that the said rights may be forever extinguished and that the Grantee, his heirs and assigns shall hereafter have and enjoy the said premises so granted, free and absolutely discharged from such easement and from all other easements whatsoever belonging to the Grantors in said premises.

The said parties of the third part join in the execution of this deed for the sole purpose of releasing the lien created by that certain deed of trust dated January 20, 1960, of record in the aforesaid Clerk's Office in Deed Book No. 58, at page 245, securing the payment of bonds in the principal sum of \$5,000.00 and \$25,000.00, aggregating \$30,000.00, payable to Clifford H. Brincefield and Charles M. Baker, it being expressly understood that this release shall in no way effect the lien created by the aforesaid deed of trust on the remainder of the property herein described.

IN WITNESS WHEREOF the Double E Land & Cattle Company, a Virginia Corporation, with its principal office in Leesburg, Virginia, has caused this instrument to be signed by _____, its President, with the corporate seal hereto affixed and duly attested by its Secretary, this the day and year first above written; and,

WITNESS the following signatures and seals of Benjamin W. Dulany, Jane T. Dulany, John T. Mercer, Clifford H. Brince-

field, Charles M. Baker and A. Garland Williams, Trustee, this the day and year first above written.

DOUBLE E. LAND AND CATTLE COMPANY -
CORPORATE SEAL 1959 - COMM. OF -
VIRGINIA (SEAL)

DOUBLE E LAND & CATTLE COMPANY
BY K.M. Endicott
President

Attest:

Frank A. Egan
Secretary

Benjamin W. Dulany (SEAL)
BENJAMIN W. DULANY

Jane T. Dulany (SEAL)
JANE T. DULANY

John T. Mercer (SEAL)
JOHN T. MERCER

Clifford H. Brincefield (SEAL)
CLIFFORD H. BRINCEFIELD

Charles M. Baker (SEAL)
CHARLES M. BAKER

A. Garland Williams (SEAL)
A. GARLAND WILLIAMS, Trustee

STATE OF VIRGINIA:

SS:

COUNTY OF Loudoun

I, Bessie Hickman, a Notary Public in and for the County of Loudoun, State of Virginia, do hereby certify that K.M. Endicott, whose name as President of the Double E Land & Cattle Company, a Virginia Corporation, is signed to the foregoing instrument in writing, bearing date October 7, 1960, 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 26th day of February, 1961.

Bessie Hickman
NOTARY PUBLIC

DISTRICT OF COLUMBIA SS:
OF

I, Virginia Perkins, a Notary Public in and for the District of Columbia, do hereby certify that BENJAMIN W. DULANY and JANE T. DULANY, his wife, whose names are signed to the foregoing instrument in writing, bearing date

October 7, 1960, have personally appeared before me in my said District, and acknowledged the same in my District aforesaid.

My commission expires October 31, 1964.

GIVEN under my hand, in my said District, this 24th day of February, 1961.

Virginia Perkins - Notary Public
District of Columbia

Virginia Perkins
NOTARY PUBLIC

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 JOHN T. MERCER, widower, whose name is signed to the foregoing instrument in writing, bearing date October 7, 1960, has personally appeared before me in my said County and acknowledged the same in my County aforesaid.

My commission expires July 30, 1962.

GIVEN under my hand, in my said County, this 6th day of March, 1961.

Barbara Jean Lloyd
NOTARY PUBLIC

STATE OF VIRGINIA:
SS:
County of *Loudoun*

I, *Loraine Hickman*, a Notary Public in and for the County of *Loudoun*, State of Virginia, do hereby certify that CLIFFORD H. BRINCEFIELD, whose name is signed to the foregoing instrument in writing, bearing date October 7, 1960, have personally appeared before me in my said County, and acknowledged the same in my County aforesaid.

My commission expires January 12, 1965.

GIVEN under my hand, in my said County, this 25th day of February, 1961.

Loraine Hickman
NOTARY PUBLIC

STATE OF VIRGINIA:
SS:
COUNTY OF *Loudoun*

I, *Loraine Hickman*, a Notary Public in and for the County of *Loudoun*, State of Virginia, do hereby certify that CHARLES M. BAKER, whose name is signed to the foregoing instrument in writing, bearing date October 7, 1960, has personally appeared before me in my said County and acknowledged the same in my County aforesaid.

My commission expires January 12, 1965.

GIVEN under my hand, in my said County, this 25th day

0061
0167

167

of February, 1961.

Barbara Jean Lloyd
NOTARY PUBLIC

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 A. GARLAND WILLIAMS, Trustee, whose name is signed to the foregoing instrument in writing, bearing date October 7, 1960, has personally appeared before me in my said County and acknowledged the same in my County aforesaid.

My commission expires July 30, 1962.

GIVEN under my hand, in my said County, this 10th day of February, 1961.

Barbara Jean Lloyd
BARBARA JEAN LLOYD, Notary Public

ST. TAX \$.50
LOCAL TAX 900
CLERK CT. 3.75
TOTAL \$ 4.25
Paid..

Virginia, Clarke County, act:
On the 24 day of March 19 61, the foregoing deed of 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 10:20 o'clock A. M.

Teste: Lucy A. Allen
Clerk

DOUBLE E LAND & CATTLE COMPANY
A VIRGINIA CORPORATION
TO (DEED OF EASEMENT AND PLATS
GORDON MacDOUGALL

Mailed to: Gordon MacDougall, Esq.,
5232 Joan Lane, S. E.,
Washington 22
D. C.

No. 114

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 Gordon MacDougall; the said DOUBLE E LAND & CATTLE COMPANY, does grant to: Gordon MacDougall, 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:

Beginning at a found stone pile at the base of a dead 30 inch chestnut oak (24), being a corner to Dulany and the Double "E" Land & Cattle Company in a westerly line of Gordon MacDougall as shown on attached plat hereby made a part of this description;

thence running with the westerly line of MacDougall S 15° 17' 15" W, 137.02 feet to an iron pipe;

thence leaving MacDougall and running through the land of the Double "E" Land & Cattle Company (of which the herein described right-of-way is a part) the following three courses:

S 36° 41' 10" W, 146.68 feet to an iron pipe in an easterly right-of-way line of an existing 50 foot right-of-way road reserved by the Double "E" Land & Cattle Company;

on a curve to the left whose radius is 193.91 feet and whose chord and chord bearing are 59.78 feet and N 23° 32' 00" W, respectively for an arc distance of 60.00 feet;

leaving said right-of-way line N 37° 07' 40" E, 245.57 feet to the point of beginning.

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 Gordon MacDougall, 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 of 2.5 miles to Virginia Route 7000 (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 Gordon MacDougall, 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,

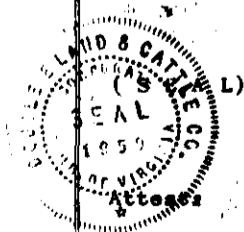
The land included in the said Rights of Way or Easements shall always bear and be charged with the utilities for the purpose of placing and maintaining thereon and thereunder any and all improvements or apparatus, pipes, poles, wires, cables, conduits and other instrumentalities necessary or needful 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 Gordon H. MacDougall 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 Gordon H. MacDougall.

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, if 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

Robert H. Egan
Secretary

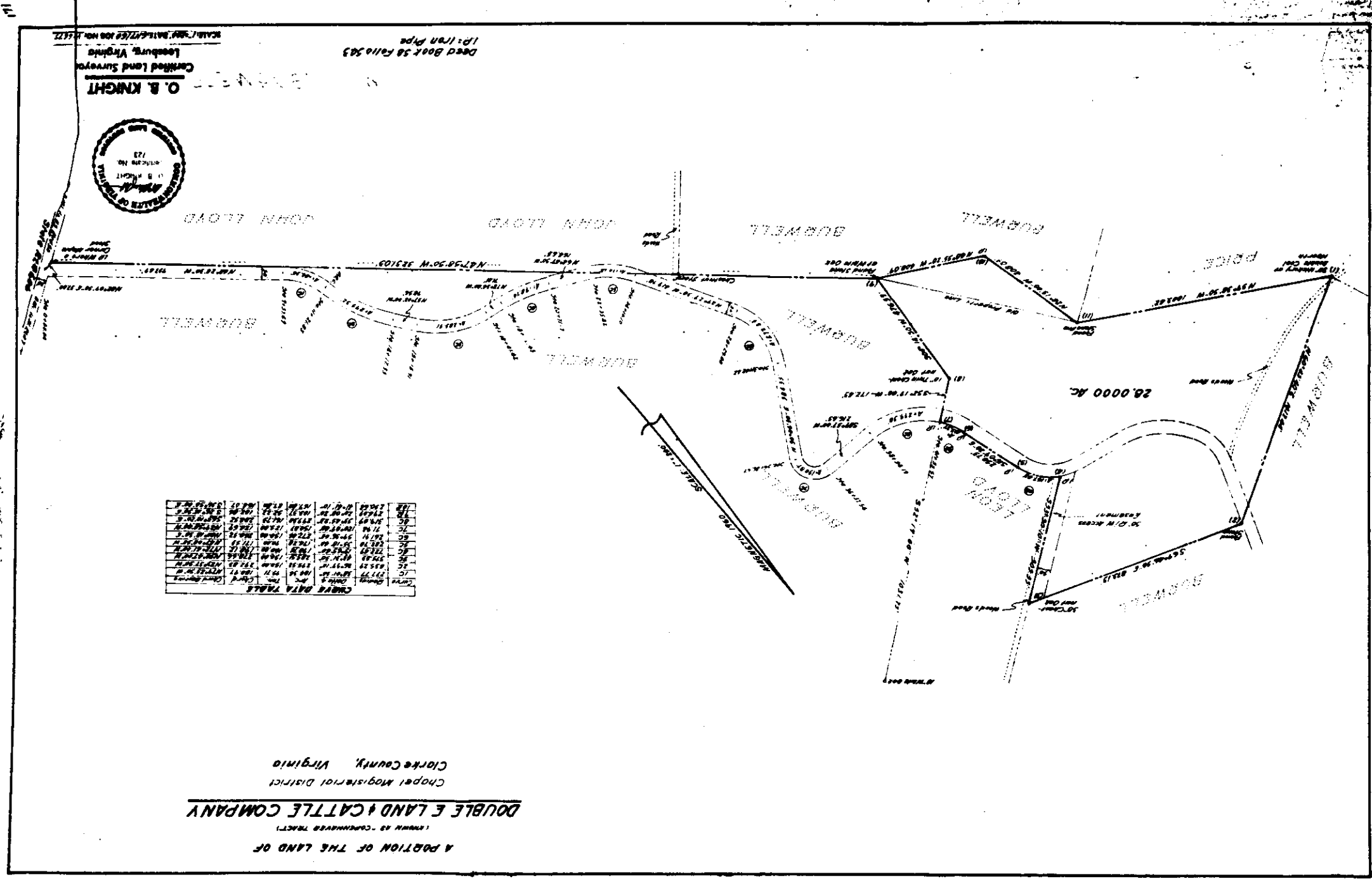
STATE OF VIRGINIA:
SS:
COUNTY OF LOUDOUN:

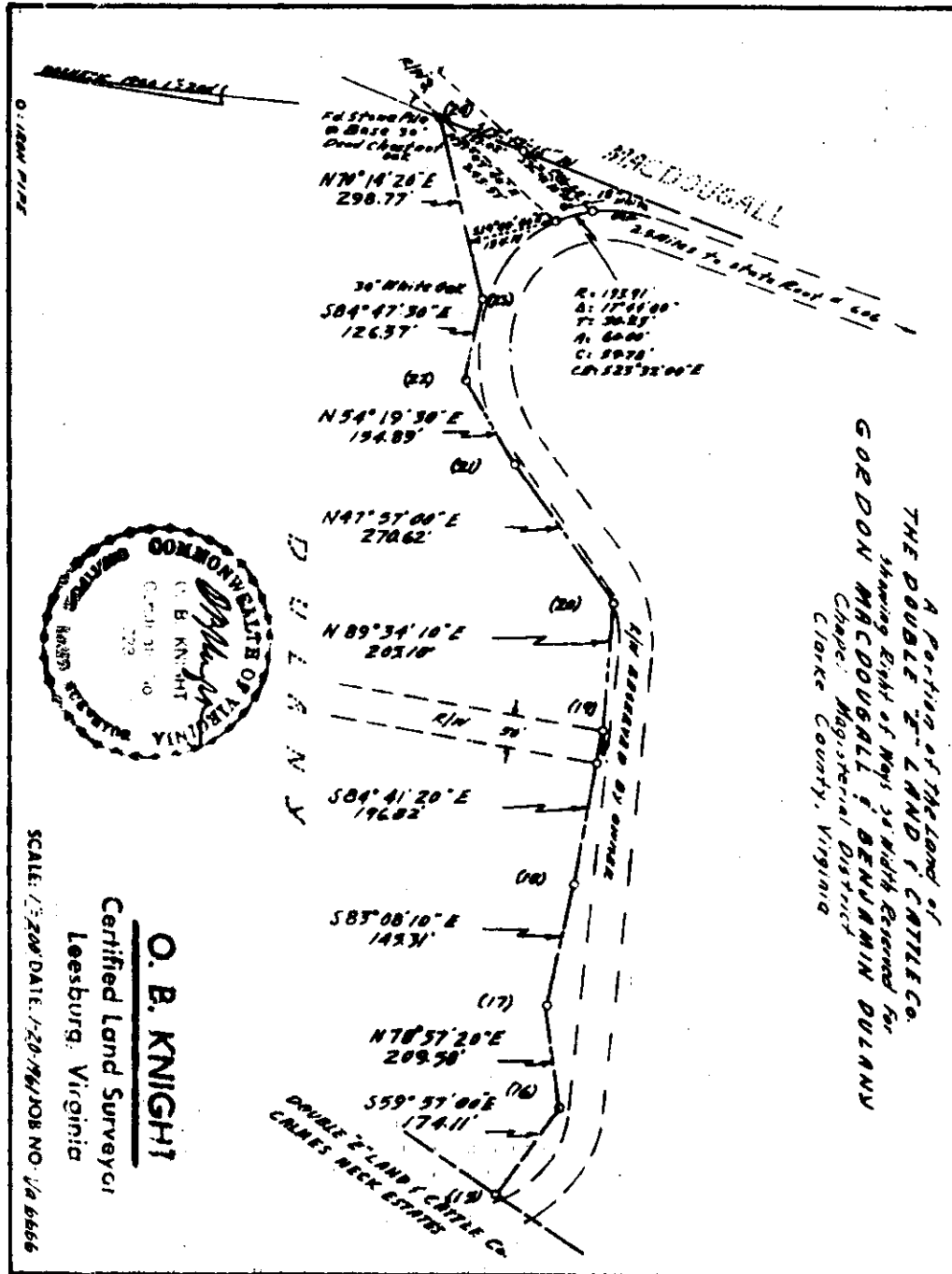
I, Bonnie Hickman, a Notary Public in and for the County of Loudoun, State of Virginia, do hereby certify that Frances C. Endicott, whose name as Vice President of the Double E Land & Cattle Company, a Virginia Corporation, is signed to the foregoing instrument in writing, bearing date January 30, 1961, 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 Hickman
NOTARY PUBLIC





ST. TAX \$.15
LOCAL TAX .05
CLERK CT. 10.50
TOTAL \$10.70
Paid..

Virginia, Clarke County, sec
On the 21 day of March 19 61, the foregoing deed of Easement & Plate dated 30 day of JANUARY 19 61 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 10.25 o'clock A.M.

Teste: Lucy A. Allen
Clerk