

95818

THIS DEED, made this 29th day of August, 1975, by and between
 ALINE S. TRIMBLE, widow, party of the first part, and ROBERT B. HELMICK and
 JUDITH M. HELMICK, husband and wife, parties of the second part;

- - : W I T N E S S E T H : - -

That for and in consideration of the sum of Ten Dollars (\$10.00), and
 other valuable consideration, the receipt of all of which is hereby acknowledged
 by the party of the first part, the said ALINE S. TRIMBLE, widow, does hereby
 grant, bargain, sell and convey, WITH GENERAL WARRANTY and ENGLISH COVE-
 NANTS OF TITLE, unto the said ROBERT B. HELMICK and JUDITH M. HELMICK,
 jointly as tenants by the entireties with the right of survivorship as at common
 law, the following described real estate, to-wit:

All that certain tract or parcel of land, together with all
 improvements thereon and all appurtenances thereunto belong-
 ing, situate in Beverley Manor District of Augusta County,
 Virginia, more particularly described as Tract 3 on the Plat of
 Division of Property of the James A. Trimble Estate and a Por-
 tion of the Glenn E. Yount Estate, said plat dated July 17, 1975,
 made by J. W. Harris, C.L.S., a copy of which plat is to be
 recorded with this deed and whereon said Tract 3 is described
 in metes and bounds as: Beginning at a point in the east right
 of way line of the C. & W. Railroad and the center of Poague
 Run, a corner to Bonfoey, thence with Bonfoey down the center
 of Poague Run S 44° 40' 40" E 103.90 ft. to a point in the cen-
 ter, thence S 82° 32' 50" E 99.96 ft. to a point in the center,
 thence S 67° 08' 45" E 207.31 ft. to a point in the center of
 said stream, a corner to Tract 4 of the Glenn E. Yount Estate,
 Bonfoey and other lands of the Yount Estate, thence with Tract
 4 S 39° 02' 20" W 898.35 ft., passing an iron on the south
 bank of the stream at 27.79 ft., to an iron, a corner to Tract
 2 of the Trimble Estate, Tract 4 of the Yount Estate and other
 lands of the Yount Estate, thence with Tract 2 N 43° 16' 30"
 W 420.70 ft. to an iron in the east right of way line of the C.
 & W. Railroad, thence with said right of way line N 41° 18'
 15" E 743.90 ft. to the beginning, containing 7.47 acres.

The property conveyed herein is a part of that real property acquired by
 James A. Trimble and Aline S. Trimble, jointly with the right of survivorship as
 at common law, by deed dated May 7, 1965, made by Luther M. Kiser and wife,

BAYLOR,
 WRAY &
 DEY
 ATTORNEYS AT LAW
 P. O. BOX 789,
 STAUNTON, VA. 24401
 BEVERLEY HOTEL

of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, in Deed Book 503, at Page 111, the said James A. Trimble having since departed this life, a reference to which plat and deed and the references there contained, is here made for a more complete description and for derivation of title.

The conveyance is made expressly subject to an easement or right-of-way for ingress and egress from U. S. Route 11, through the C. & W. Railroad underpass, across said tract, serving property owned by the Glenn E. Yount Estate and property owned by Moore, which easement shall be a covenant that shall run with the land, and binding upon the heirs, successors or assigns of the parties of the second part.

Specifically included with this conveyance as an appurtenant right thereto is an easement or right-of-way for ingress and egress over the roadway leading from U. S. Route 11 through the C. & W. Railroad underpass to the property herein conveyed which roadway is shown on the attached plat to be a 30 foot lane.

WITNESS the following signature and seal the day and year first above written.

Aline S. Trimble (SEAL)
ALINE S. TRIMBLE

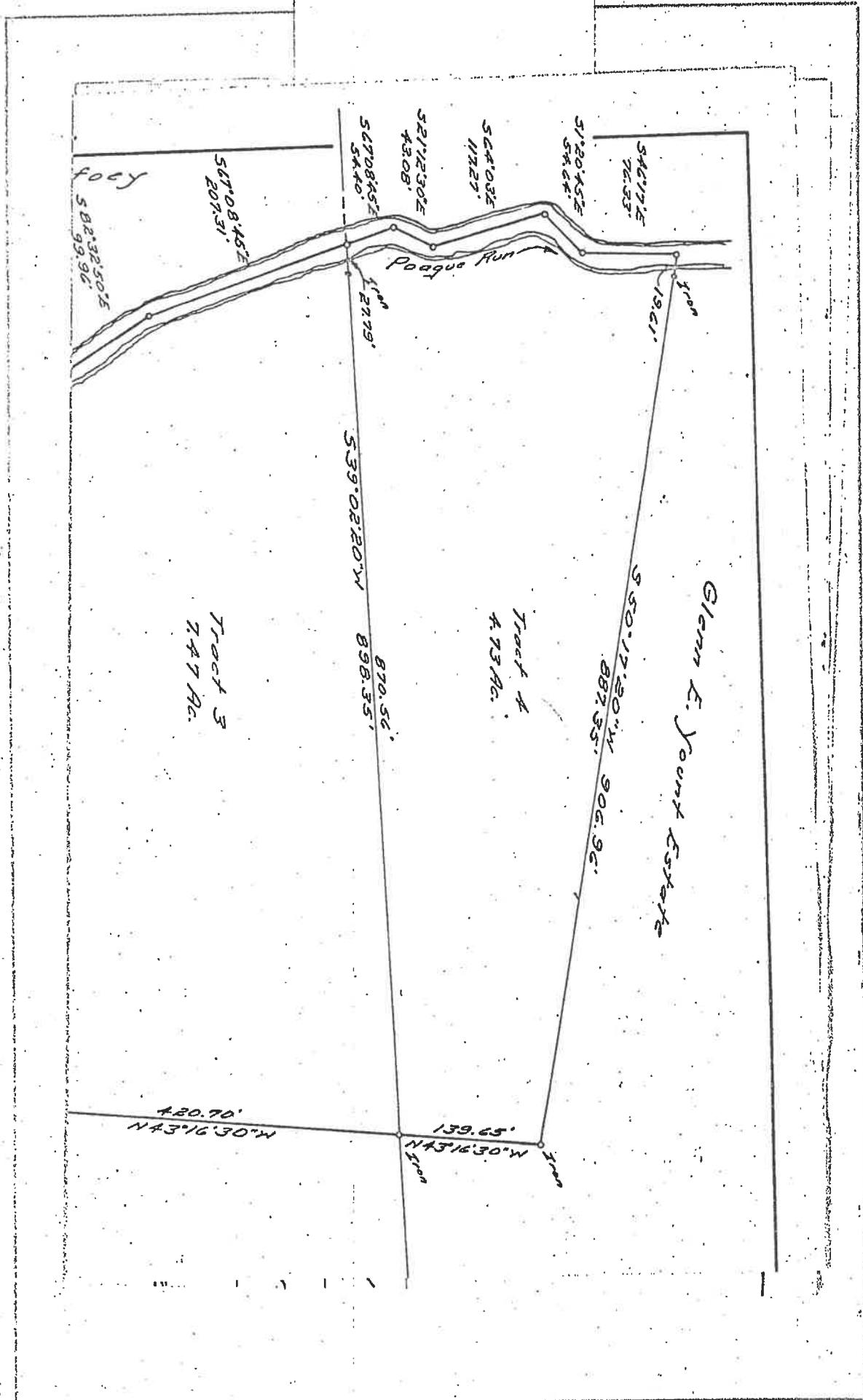
STATE OF VIRGINIA,
COUNTY OF AUGUSTA, to-wit:

I, Catherine Arnest Forsyth, a Notary Public in and for the County and State aforesaid, do hereby certify that Aline S. Trimble, whose name is signed to the foregoing deed, bearing date on the 29th day of August, 1975, has personally appeared and acknowledged the same before me in my County and State aforesaid.

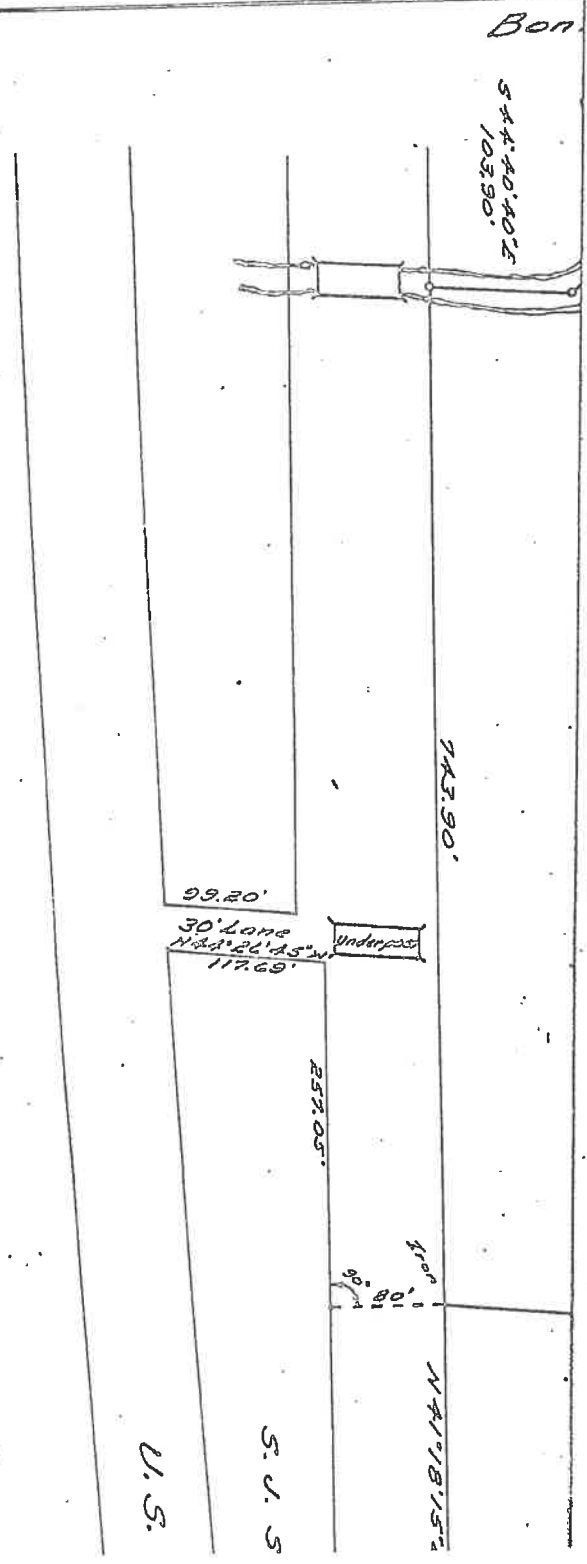
Given under my hand this 29th day of August, 1975,
My Commission expires May 4, 1976

Catherine Arnest Forsyth
Notary Public

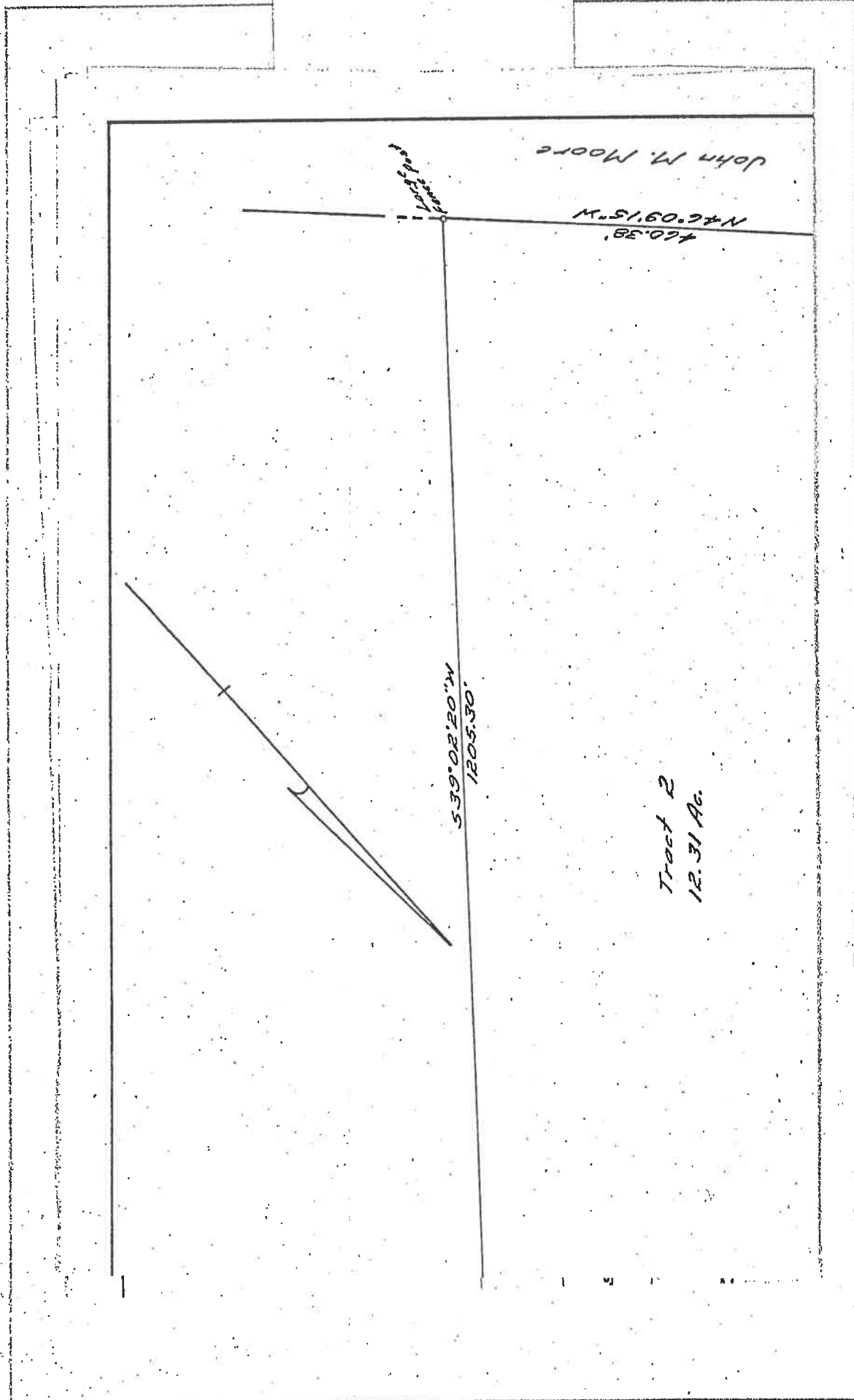
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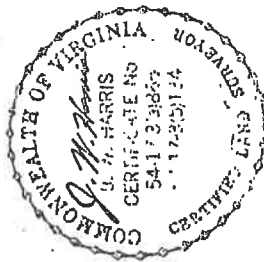


Note:
 Tracts 1, 2 & 3 - Property of James R. Trimble Estate
 Tract 4 - Property of Glenn E. Young Estate



Bon.





Plot of Division of
Property of The James A. Trimble Estate
and A Portion of The Glenn E. Yount Estate
Beverly Manor District, Augusta Co., Va.
July 17, 1995
Scale: 1"=100'

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
AUGUSTA COUNTY. THIS INSTRUMENT, WITH THE CERTIFICATE
OF ACKNOWLEDGMENT THERETO ANNEXED IS ADMITTED TO RECORD
AT 3:45 O'CLOCK P. M., August 29, 1975
THE STATE TAX OF \$ 49.50 PAID.
TAX - SEC. 58-54.1 \$ 1033.00 PAID.