

The title insurance underwriter insuring this deed is unknown to the preparer.
Return to: TimberlakeSmith
Consideration and Actual Value: \$1,100,000.00
PIN#s 1D446 & 1D444

THIS DEED, made this 13th day of July, 2018, by and between SHENANDOAH LODGING RESOURCES, LLC, a Virginia limited liability company, party of the first part, GRANTOR and WESTSHIRE ENTERPRISES, INC., a Michigan corporation, party of the second part. GRANTEE, whose address is 1329 Commercial Road, Staunton VA 24401.

-- WITNESSETH --

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, and other valuable consideration, paid by the party of the second part to the party of the first part, at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, the said SHENANDOAH LODGING RESOURCES, LLC party of the first part, does hereby grant, bargain, sell and convey, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said WESTSHIRE ENTERPRISES, INC., party the second part, the following real estate, to-wit:

All those two certain lots or parcels of land, with all improvements thereon and appurtenances thereto belonging, situate in the City of Staunton, Virginia (formerly in Beverley Manor District, Augusta County, Virginia), designated as Tract 1 containing 11.74 acres and Tract 2 containing 0.46 acres as shown on "Physical Survey Jill L. Webb Property," made by L. W. Knighting, P.C., dated July 31, 1985, of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, in Plat Book 1, Page 143.

TOGETHER WITH the above and as an appurtenance thereto, there is further conveyed two adjacent rights of way (1) 30 feet in width as set forth in Deed Book 643, Page 318 and (2) 20 feet in width as set forth in Deed Book 780, Page 187, giving a right of way 50 feet in width from U. S. Route 11 under the C & O Railway to the property herein conveyed.

Prepared by: Angela V. Whitesell VSH #30632
Vellies, Glick & Whitesell, P.C.
125 South Augusta Street, Suite 3000, Staunton, VA 24401
540-865-1203 fax 540-865-7599

This is the same property acquired by Shenandoah Lodging Resources, LLC, a Virginia limited liability company, by deed of EM, Inc., a Virginia corporation, dated March 16, 1999, of record in the Clerk's Office of the Circuit Court of the City of Staunton, Virginia, in Deed Book 419, Page 842.

Reference is here made to the aforementioned deed and plat for further description and derivation of title to the real estate herein conveyed and for easements affecting the aforesaid real estate

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or otherwise become ineffective.

WITNESS the following signature

SHENANDOAH LODGING RESOURCES, LLC

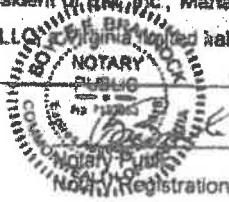
By: Eve A. Carter
Eve A. Carter, President of EM, Inc.,
Managing Member

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Staunton, to-wit:

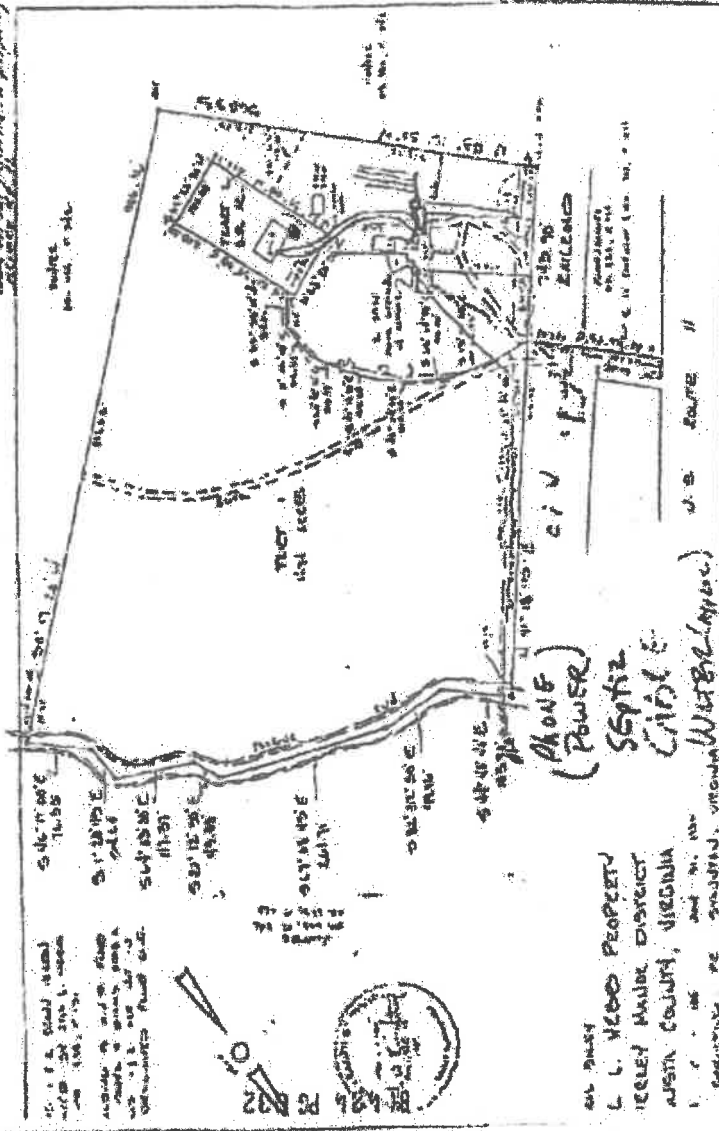
The foregoing instrument was acknowledged before me this 23rd day of July, 2018 by Eve A. Carter, President of EM, Inc., Managing Member on behalf of Shenandoah Lodging Resources, LLC, a Virginia limited liability company

My commission expires


NOTARY PUBLIC
9/3/18
NOTARY Registration No. 7132363

There was a portion of
 the land which was
 the same as the other
 and which was the same
 and which was the same
 and which was the same
 and which was the same

**EXHIBIT B, PROPERTY 1
 (TRACT 1 AND TRACT 2)**



ALL THESE
 L. L. YOUNG PROPERTY
 LEELEY HALL DISTRICT
 JUSTIN COUNTY, VIRGINIA
 1000
 REGISTERED PER GRANTING, VIRGINIA (WATER (MISC)) U.S. SURVEY II

