

Doc No Vol Page # of Pages  
201034569 GR 5810 157 5  
Date 12/15/2010

THIS DEED, EXEMPT FROM TAXATION PURSUANT TO VIRGINIA  
CODE § 58.1-811(10), made and entered into this 15<sup>th</sup> day of December, 2010, by  
and between MARVIN J. BAKER, JR., and ROBIN C. BAKER, husband and wife,  
Grantors, and WETSEL COMPLEX, LLC, a Virginia limited liability company,  
Grantee,

WITNESSETH:

That the said Grantors, do hereby grant and convey, with General  
Warranty and English Covenants of Title, subject to easements, rights of way,  
restrictions, covenants and conditions of record unto the said Wetsel Complex, LLC,  
a Virginia limited liability company, the following two (2) tracts or parcels of land:

PARCEL NUMBER ONE: All those four adjoining lots known as the  
"Wetsel Building", containing in the aggregate approximately 30,474 square feet,  
more or less, subject to easements, rights-of-ways, restrictions, covenants and  
conditions of record, together with the improvements thereon and all of the rights,  
privileges, appurtenances, easements and rights-of-way thereunto belonging or in  
anywise appertaining, situate on the west side of North Liberty Street and the north  
side of West Market Street in the City of Harrisonburg, Virginia, and being more fully  
described according to a survey by Michael W. Mars, L.S., dated January 8, 2002, by  
a plat and metes and bounds of which were attached to a deed dated December 30,  
2005, from Wetsel, Inc., to Downtown Renaissance, L.C., a Virginia limited liability

This instrument was prepared by Julias & Blatt, P.C.  
57 South Main Street, Suite 1, Harrisonburg, Virginia 22801.

The existence of title insurance is unknown to the preparer of this instrument.

Tax Map or Parcel Identification Number(s): 35-T-1, 35-T-1A, 35-T-2,  
35-T-8 and 35-T-8A

company, which said deed is duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 2800, at page 761.

And being the identical property acquired by Marvin J. Baker, Jr., and Robin C. Baker, husband and wife, by a deed dated June 13, 2008, from Downtown Renaissance, L.C., a Virginia limited liability company, which said deed is duly of record in the Clerk's Office aforesaid in Deed Book 3381, at page 747, as Instrument Number 2008-00026348.

PARCEL NUMBER TWO: All that certain lot or parcel of land, containing approximately 0.20 of an acre, more or less, together with the improvements thereon, and all rights, privileges, easements, rights of way and appurtenances thereunto belonging or in anywise appertaining, situate and lying on the north side of West Market Street, in the City of Harrisonburg, Virginia, and being more particularly described in a deed dated April 10, 1964, from the Chesapeake Western Railway, a Virginia corporation, to The Wetsel Seed Company, Inc., a Virginia corporation, duly of record in the Clerk's Office aforesaid in Deed Book 316, at page 355, as follows:


BEGINNING at a point in the northern line of Market Street, the southern line of right of way of the Chesapeake Western Railway, said point being about 10 feet distant eastwardly as measured along said northern line of Market Street from its point of intersection with the center line of main track of said Railway at station 22 + 90 and at Mile Post H-0 + 2290 feet as measured from Harrisonburg, Virginia; thence through the right of way of said Railway as follows: parallel with and 10 feet distant eastwardly from said center line of main track N 11° 46' E about 68 feet to a point; thence S 78° 14' E 10 feet to a point in the eastern line of right of way of said Railway; thence with the eastern line of right of way S 11° 46' W 68 feet to a point in the aforesaid northern line of Market Street, the southern line of said right of way; thence with said northern line of Market Street, the southern line of said right of way in a westwardly direction about 10 feet to the point of Beginning

and containing 0.02 of an acre, more or less, as shown colored yellow on print of Plan N-30850, dated January 24, 1964.

And being the identical property acquired by Marvin J. Baker, Jr., and Robin C. Baker, husband and wife, by a deed of correction dated January 20, 2010, from Wetsel, Inc., a Virginia corporation, and Downtown Renaissance, L.C., a Virginia limited liability company, which said deed is duly of record in the Clerk's Office aforesaid in Deed Book 3668, at page 303, as Instrument Number 2010-00005009.

Reference to the aforesaid plat and deeds is hereby expressly made for a more particular description of the property conveyed herein and derivation of title thereto.

WITNESS the following signatures and seals.

 (SEAL)  
Marvin J. Baker, Jr.

 (SEAL)  
Robin C. Baker

COMMONWEALTH OF VIRGINIA, AT LARGE

CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 2010, by MARVIN J. BAKER, JR., and ROBIN C. BAKER, husband and wife.

My commission expires: April 30, 2012.

My registration number is 340341.



  
Notary Public

THIS DEED OF CORRECTION, EXEMPT FROM TAXATION  
PURSUANT TO THE PROVISIONS OF VIRGINIA CODE §§ 58.1-809 and 58.1-810,  
made and entered into this 20<sup>th</sup> day of January, 2010, by and between WETSEL, INC.,  
a Virginia corporation, Grantor, and DOWNTOWN RENAISSANCE, L.C., a Virginia  
limited liability company, Grantor, and MARVIN J. BAKER, JR., and ROBIN C. BAKER,  
husband and wife, Grantees,

WHEREAS, by a deed dated April 10, 1964, the Chesapeake Western  
Railway, a Virginia corporation, conveyed a certain lot or parcel of land containing  
approximately 0.02 of an acre, more or less, to The Wetsel Seed Company, Inc., a  
Virginia corporation, which said deed is duly of record in the Clerk's Office of the Circuit  
Court of Rockingham County, Virginia, in Deed Book 316, at page 355 (the "0.02 Acre  
Parcel"); and

WHEREAS, The Wetsel Seed Company, Inc., thereafter became Wetsel,  
Inc., and sold and conveyed all of its property situate on the west side of North Liberty  
Street and the north side of West Market Street, in the City of Harrisonburg, Virginia, to  
Downtown Renaissance, L.C., a Virginia limited liability company, by a deed dated  
December 30, 2005, which said deed is duly of record in the Clerk's Office aforesaid in  
Deed Book 2800, at page 761, but the said 0.02 Acre Parcel was inadvertently omitted  
from the said deed; and

This instrument was prepared by Julias & Blatt, P.C.  
57 South Main Street, Suite 1, Harrisonburg, Virginia 22801.

The existence of title insurance is unknown to the preparer of this instrument.

Tax Map or Parcel Identification Number(s): 35-T-8A



WHEREAS, Downtown Renaissance, L.C., a Virginia limited liability company, sold and conveyed all of its property situate on the west side of North Liberty Street and the north side of West Market Street, in the City of Harrisonburg, Virginia, to Marvin J. Baker, Jr., and Robin C. Baker, husband and wife, by a deed dated June 13, 2008, duly of record in the Clerk's Office aforesaid in Deed Book 3381, at page 747, as Instrument Number 2008-00026348, but the said 0.02 Acre Parcel was inadvertently omitted from the said deed; and

WHEREAS, the said Wetsel, Inc., and Downtown Renaissance, L.C., desire to correct the said error by conveying the 0.02 Acre Parcel to the said Marvin J. Baker, Jr., and Robin C. Baker, husband and wife,

W I T N E S S E T H:

NOW, THEREFORE, that for and in consideration of the premises and the sum of TEN DOLLARS (\$10.00), cash in hand paid by the Grantees to the said Wetsel, Inc., Grantor, and for other good, valuable and sufficient consideration passing between the parties hereto, at and before the execution and delivery of this deed, the receipt of all of which is hereby acknowledged, the said said Wetsel, Inc., Grantor, has bargained and sold, and do hereby grant and convey, with General Warranty and English Covenants of Title, subject to easements, rights of way, restrictions, covenants and conditions of record unto the said Marvin J. Baker, Jr., and Robin C. Baker, husband and wife, as tenants by the entireties with rights of survivorship as at common law, all that certain lot or parcel of land, containing approximately 0.20 of an acre, more or less, together with the improvements thereon, and all rights, privileges, easements, rights of

way and appurtenances thereunto belonging or in anywise appertaining, situate and lying on the north side of West Market Street, in the City of Harrisonburg, Virginia, and being more particularly described in the aforesaid deed dated April 10, 1964, the Chesapeake Western Railway, a Virginia corporation, to The Wetsel Seed Company, Inc., a Virginia corporation, duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 316, at page 355, as follows:

BEGINNING at a point in the northern line of Market Street, the southern line of right of way of the Chesapeake Western Railway, said point being about 10 feet distant eastwardly as measured along said northern line of Market Street from its point of intersection with the center line of main track of said Railway at station 22 + 90 and at Mile Post H-0 + 2290 feet as measured from Harrisonburg, Virginia; thence through the right of way of said Railway as follows: parallel with and 10 feet distant eastwardly from said center line of main track N 11° 46' E about 68 feet to a point; thence S 78° 14' E 10 feet to a point in the eastern line of right of way of said Railway; thence with the eastern line of right of way S 11° 46' W 68 feet to a point in the aforesaid northern line of Market Street, the southern line of said right of way; thence with said northern line of Market Street, the southern line of said right of way in a westwardly direction about 10 feet to the point of Beginning and containing 0.02 of an acre, more or less, as shown colored yellow on print of Plan N-30850, dated January 24, 1964, attached hereto and made a part hereof.

And being the identical property acquired by The Wetsel Seed Company, Inc., now Wetsel, Inc., a Virginia corporation, one of the Grantors herein, by a deed dated April 10 1964, from Chesapeake Western Railway, a Virginia corporation, which said deed is duly of record in the Clerk's Office aforesaid in Deed Book 316, at page 355.

The said Downtown Renaissance, L.C., Grantor, joins herein to release,

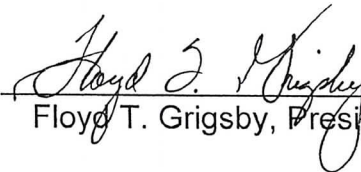
remise and quitclaim unto the said Marvin J. Baker, Jr., and Robin C. Baker, husband and wife, as tenants by the entireties with rights of survivorship as at common law, all of its right, title and interest in and to the above described property that it may have by virtue of the purchase contract between the said Downtown Renaissance, L.C., and the said Marvin J. Baker, Jr., and Robin C. Baker.

Reference to the aforesaid deeds is hereby expressly made for a more particular description of the property conveyed herein and derivation of title thereto.

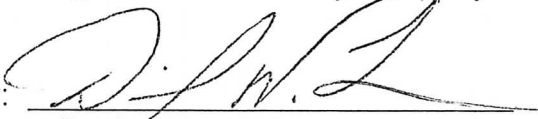
IN WITNESS WHEREOF, Wetsel, Inc., a Virginia corporation, has caused this instrument to be executed on its behalf by Floyd T. Grigsby, its President; and

IN WITNESS WHEREOF, Downtown Renaissance, L.C., a Virginia limited liability company, has caused this instrument to be executed on its behalf by David W. Lee, its Manager.

Wetsel, Inc.,  
a Virginia corporation

By:   
Floyd T. Grigsby, President

Downtown Renaissance, L.C.,  
a Virginia limited liability company

By:   
David W. Lee, Manager

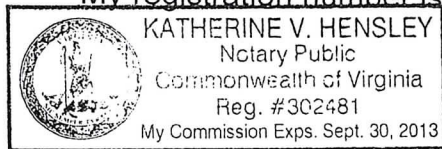
COMMONWEALTH OF VIRGINIA, AT LARGE

City OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January, 2010, by FLOYD W. GRIGSBY, the President of Wetsel, Inc., a Virginia corporation, on behalf of the corporation.

My commission expires: Sept. 30, 2013.

My registration number is: 302481.



Katherine V. Hensley  
Notary Public

COMMONWEALTH OF VIRGINIA, AT LARGE

CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2010, by DAVID W. LEE, the Manager of Downtown Renaissance, L.C. a Virginia limited liability company, on behalf of the company.



My commission expires: October 31, 2010.

My registration number is: 168136.

David A. Penrod  
Notary Public

CURRENT BUSINESS OR RESIDENCE  
ADDRESS OF GRANTEE(S) OR A DESIGNEE:

600 North Main Street  
Harrisonburg, Virginia 22802

G:\Core\Office\SMB\REAL ESTATE\Baker, M&R\WetselSeedProp\Deed.wpd



82800P761

City Tax Map Nos. 35-T-1, 1A, 2 and 8

THIS DEED is made this 30th day of December in the year of our Lord 2005, by and between WETSEL, INC. (formerly The Wetsel Seed Company, Incorporated), a Virginia corporation, Grantor, and DOWNTOWN RENAISSANCE, L.C., a Virginia limited liability company, Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid by the Grantee to the Grantor, and of other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto DOWNTOWN RENAISSANCE, L.C., a Virginia limited liability company, Grantee, all those four contiguous parcels, together with improvements and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located on the northwest corner of North Liberty Street and West Market Street in the City of Harrisonburg, Virginia. The parcels are more fully described according to a survey by Michael W. Mars, L.S., dated January 8, 2002, a plat and metes and bounds of which are attached, as follows:

PARCEL ONE: Tax Map No. 35-T-1, containing 5,934 square feet, more or less, acquired by the Grantor by deed dated July 9, 1969, from Frank J. McQuade, et al, as Trustees of John Wesley United Methodist Church, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 371, at page 487;

PARCEL TWO: Tax Map No. 35-T-1A, containing 7,372 square feet, more or less, acquired by the Grantor by deed dated September 28, 1943, from H. E. Mason and Margaret B. Mason, his wife, recorded in Deed Book 191, at page 325;

---

Prepared by: HOOVER PENROD PLC  
342 South Main Street, Harrisonburg, VA 22801

B 2800P762

PARCEL THREE: Tax Map No. 35-T-2, containing 8,340 square feet, acquired by the Grantor by deed dated January 10, 1979, from Elon W. Rhodes, et al, recorded in Deed Book 543, at page 192; and

PARCEL FOUR: Tax Map No. 35-T-8, comprised of three contiguous lots containing 5,831 square feet, 693 square feet and 2,304 square feet. The first two lots were acquired by the Grantor by deed dated May 31, 1921, from Minnie D. Hoover, widow, recorded in Deed Book 120, at page 34. The third lot is the remainder of the lot acquired by the Grantor by deed dated September, 18, 1922, from Minnie D. Hoover, recorded in Deed Book 124, at page 237. All three original lots were re-conveyed by Minnie D. Hoover to the Grantor by deed dated November 12, 1935, recorded in Deed Book 163, at page 279.

This conveyance is subject to the conditions, restrictions, and other easements of record, if any, affecting the property hereby conveyed.

WITNESS the following signature.

WETSEL, INC.

By Gary W. Higgs  
GARY W. HIGGS  
Secretary/Treasurer

STATE OF VIRGINIA,  
CITY OF HARRISONBURG, to wit:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, 2006, by Gary W. Higgs, Secretary/Treasurer, on behalf of Wetsel, Inc.

My commission expires: October 31, 2006

David A. Parnes  
NOTARY PUBLIC

VIRGINIA: in the Clerk's Office of the Circuit Court of Rockingham  
The foregoing instrument was this day presented in the office aforesaid, and is together with the certificate of acknowledgement annexed, admitted to record this 18 day of Jan, 2006 at 9:49 AM. I certify that taxes were paid when applicable:  
Sec. 58-54 - State 2500 County        City 833.33  
Sec. 58-54.1 - State 500.00 County        City 500.00 Transfer 1.00  
Recording 71.00 Copies 1.00 TESTE

L. WAYNE HARPER  
CLERK 4706.33

Deed Book No 2800 Page 761

Grantee's Address:

950 Acorn Drive  
Harrisonburg VA 22802



METES and BOUNDS DESCRIPTION - 30,474 Square Feet of LAND

BEGINNING AT A CHISELED "X" IN CONCRETE, SAID "X" BEING THE INTERSECTION POINT OF THE WESTERN LINE OF NORTH LIBERTY STREET WITH THE NORTHERN LINE OF WEST MARKET STREET; THENCE WITH THE NORTHERN LINE OF WEST MARKET STREET

N 66° 40' 07" W 169.06'

TO A P.K. NAIL SET, SAID P.K. NAIL BEING A CORNER IN THE EASTERN LINE OF THE C & W RAILWAY, THENCE LEAVING SAID WEST MARKET STREET AND WITH THE EASTERN LINE OF SAID C & W RAILWAY

N 23° 17' 23" E 181.42'

TO AN IRON PIN SET, SAID PIN BEING THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 2063.68' AND A DELTA OF 00° 43' 57", THENCE WITH THE ARC OF SAID CURVE A DISTANCE OF 26.38'

CHORD N 23° 39' 21" E 26.38'

TO AN IRON PIN SET, SAID PIN BEING A CORNER TO WALTER F. III & JUDITH S GREEN, THENCE LEAVING SAID C & W RAILWAY AND WITH SAID GREEN

S 66° 47' 36" E 55.40'

TO AN IRON PIPE FOUND, SAID PIPE BEING A CORNER TO WALTER F. GREEN, III; THENCE WITH SAID GREEN

S 23° 21' 07" W 41.50'

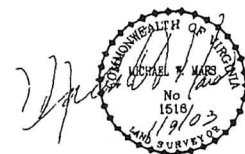
TO A FOUND RAILROAD SPIKE; THENCE

S 66° 47' 36" E 113.84'

TO A FOUND NAIL IN THE WESTERN LINE OF THE AFOREMENTIONED NORTH LIBERTY STREET, THENCE WITH THE SAID WESTERN LINE OF NORTH LIBERTY STREET

S 23° 23' 34" W 166.66'

TO THE BEGINNING CONTAINING 30,474 Square Feet of LAND, AND BEING IN ALL RESPECTS THE SAME PROPERTY AS SHOWN ON PLAT ENTITLED "ALTA/ACSM SURVEY SHOWING 30,474 Square Feet of LAND for SOUTHERN STATES COOPERATIVE, INCORPORATED and a 102 Square Foot OVERLAP of LAND and a 59 Square Foot OVERLAP of LAND" DATED JANUARY 8, 2002, AND REVISED JANUARY 9, 2003





said Clerk's Office, in D.B. 89, page 40, and the same land conveyed to William M. Menzies by Jacob L. Stireswalt and Annie B. Stireswalt, his wife, by deed dated May 1, 1907 and of record in said Clerk's Office, in D.B. 79, page 552, reference to which said deeds is hereby made for a more particular description of the real estate herein conveyed, and especially to the latter deed for the metes and bounds.

The grantors herein covenant and agree that they are seized in fee simple of the land herein conveyed; that they have the right to convey said land to the grantees; that the grantees shall have quiet possession of said land; that they have done no act to encumber the said land; and that they will execute all such further assurances of said land as may be requisite.

WITNESS the following signatures and seals:

James T. Shank (SEAL)

Vada A. Shank (SEAL)

LAW OFFICES  
MOORE AND JACKSON  
HARRISONBURG, VIRGINIA

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

I, Nellie K. Shoemaker, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that James T. Shank and Vada A. Shank, husband and wife, whose names are signed to the foregoing deed, bearing date the 9th day of March, 1964, have personally appeared before me in my said County and acknowledged the same.

My commission expires April 15, 1967.

Given under my hand this 14 day of March, 1964.

Nellie K. Shoemaker  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County. The foregoing deed of Burgain & Sala was this day presented in the office aforesaid and is together with the certificate of acknowledgement annexed, admitted to record this 27th day of April 1964 at 11:10 A.M.

TESTE: George W. Lemp Clerk

THIS DEED, made this 10th day of April, 1964, by and between CHESAPEAKE WESTERN RAILWAY, a Virginia corporation (hereinafter called Railway), VIRGINIA NATIONAL BANK of Charlottesville, Virginia (successor to Peoples National Bank of Charlottesville), a corporation organized and existing under the laws of the United States of America, Trustee (hereinafter called Virginia Bank), and THE WETSEL SEED COMPANY, INC., a Virginia corporation (hereinafter called Grantee);

EXAMINED

MAY 12 1964

Mailed to:

Postal Desk Co.

P.O. Box 111

Harrisonburg, Va.

Samuel Hotel

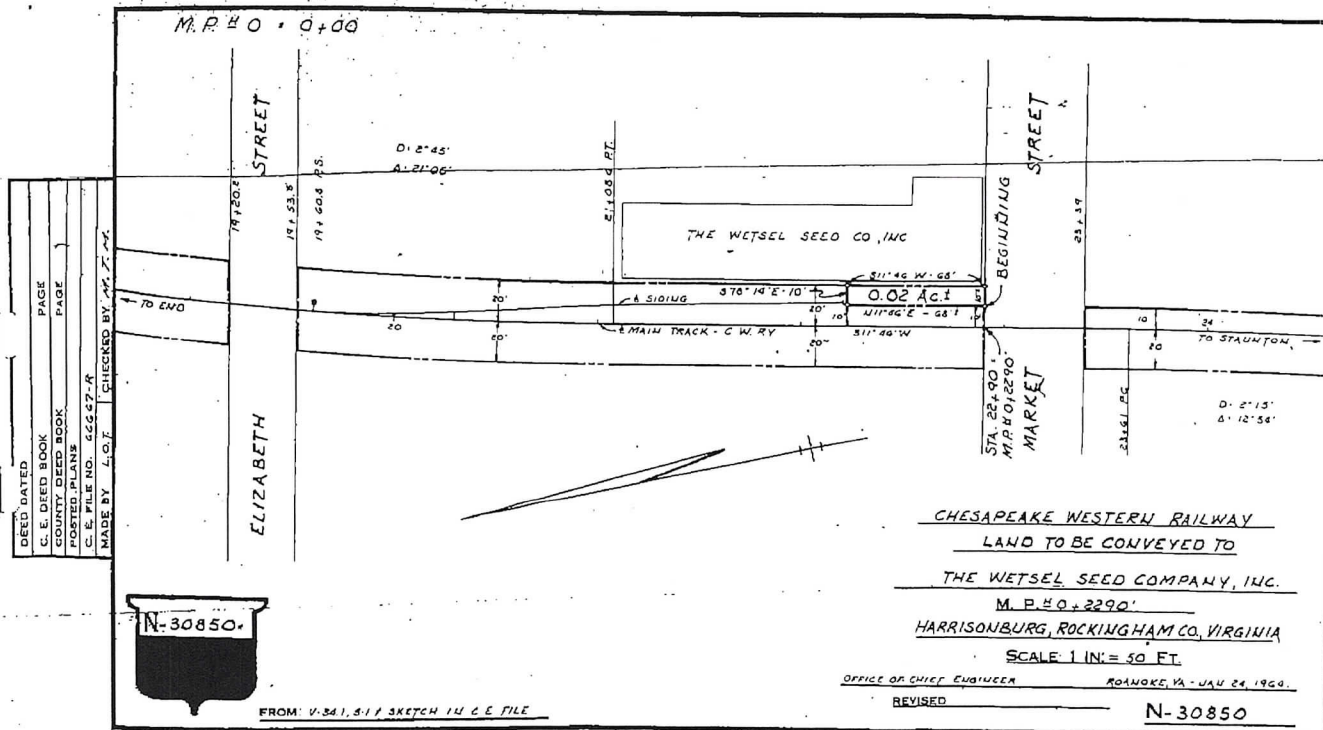
THESE  
 1900  
 1901  
 1902  
 1903  
 1904  
 1905  
 1906  
 1907  
 1908  
 1909  
 1910  
 1911  
 1912  
 1913  
 1914  
 1915  
 1916  
 1917  
 1918  
 1919  
 1920  
 1921  
 1922  
 1923  
 1924  
 1925  
 1926  
 1927  
 1928  
 1929  
 1930  
 1931  
 1932  
 1933  
 1934  
 1935  
 1936  
 1937  
 1938  
 1939  
 1940  
 1941  
 1942  
 1943  
 1944  
 1945  
 1946  
 1947  
 1948  
 1949  
 1950  
 1951  
 1952  
 1953  
 1954  
 1955  
 1956  
 1957  
 1958  
 1959  
 1960  
 1961  
 1962  
 1963  
 1964  
 1965  
 1966  
 1967  
 1968  
 1969  
 1970  
 1971  
 1972  
 1973  
 1974  
 1975  
 1976  
 1977  
 1978  
 1979  
 1980  
 1981  
 1982  
 1983  
 1984  
 1985  
 1986  
 1987  
 1988  
 1989  
 1990  
 1991  
 1992  
 1993  
 1994  
 1995  
 1996  
 1997  
 1998  
 1999  
 2000  
 2001  
 2002  
 2003  
 2004  
 2005  
 2006  
 2007  
 2008  
 2009  
 2010  
 2011  
 2012  
 2013  
 2014  
 2015  
 2016  
 2017  
 2018  
 2019  
 2020  
 2021  
 2022  
 2023  
 2024  
 2025  
 2026  
 2027  
 2028  
 2029  
 2030  
 2031  
 2032  
 2033  
 2034  
 2035  
 2036  
 2037  
 2038  
 2039  
 2040  
 2041  
 2042  
 2043  
 2044  
 2045  
 2046  
 2047  
 2048  
 2049  
 2050  
 2051  
 2052  
 2053  
 2054  
 2055  
 2056  
 2057  
 2058  
 2059  
 2060  
 2061  
 2062  
 2063  
 2064  
 2065  
 2066  
 2067  
 2068  
 2069  
 2070  
 2071  
 2072  
 2073  
 2074  
 2075  
 2076  
 2077  
 2078  
 2079  
 2080  
 2081  
 2082  
 2083  
 2084  
 2085  
 2086  
 2087  
 2088  
 2089  
 2090  
 2091  
 2092  
 2093  
 2094  
 2095  
 2096  
 2097  
 2098  
 2099  
 2100  
 2101  
 2102  
 2103  
 2104  
 2105  
 2106  
 2107  
 2108  
 2109  
 2110  
 2111  
 2112  
 2113  
 2114  
 2115  
 2116  
 2117  
 2118  
 2119  
 2120  
 2121  
 2122  
 2123  
 2124  
 2125  
 2126  
 2127  
 2128  
 2129  
 2130  
 2131  
 2132  
 2133  
 2134  
 2135  
 2136  
 2137  
 2138  
 2139  
 2140  
 2141  
 2142  
 2143  
 2144  
 2145  
 2146  
 2147  
 2148  
 2149  
 2150  
 2151  
 2152  
 2153  
 2154  
 2155  
 2156  
 2157  
 2158  
 2159  
 2160  
 2161  
 2162  
 2163  
 2164  
 2165  
 2166  
 2167  
 2168  
 2169  
 2170  
 2171  
 2172  
 2173  
 2174  
 2175  
 2176  
 2177  
 2178  
 2179  
 2180  
 2181  
 2182  
 2183  
 2184  
 2185  
 2186  
 2187  
 2188  
 2189  
 2190  
 2191  
 2192  
 2193  
 2194  
 2195  
 2196  
 2197  
 2198  
 2199  
 2200  
 2201  
 2202  
 2203  
 2204  
 2205  
 2206  
 2207  
 2208  
 2209  
 2210  
 2211  
 2212  
 2213  
 2214  
 2215  
 2216  
 2217  
 2218  
 2219  
 2220  
 2221  
 2222  
 2223  
 2224  
 2225  
 2226  
 2227  
 2228  
 2229  
 2230  
 2231  
 2232  
 2233  
 2234  
 2235  
 2236  
 2237  
 2238  
 2239  
 2240  
 2241  
 2242  
 2243  
 2244  
 2245  
 2246  
 2247  
 2248  
 2249  
 2250  
 2251  
 2252  
 2253  
 2254  
 2255  
 2256  
 2257  
 2258  
 2259  
 2260  
 2261  
 2262  
 2263  
 2264  
 2265  
 2266  
 2267  
 2268  
 2269  
 2270  
 2271  
 2272  
 2273  
 2274  
 2275  
 2276  
 2277  
 2278  
 2279  
 2280  
 2281  
 2282  
 2283  
 2284  
 2285  
 2286  
 2287  
 2288  
 2289  
 2290  
 2291  
 2292  
 2293  
 2294  
 2295  
 2296  
 2297  
 2298  
 2299  
 2300  
 2301  
 2302  
 2303  
 2304  
 2305  
 2306  
 2307  
 2308  
 2309  
 2310  
 2311  
 2312  
 2313  
 2314  
 2315  
 2316  
 2317  
 2318  
 2319  
 2320  
 2321  
 2322  
 2323  
 2324  
 2325  
 2326  
 2327  
 2328  
 2329  
 2330  
 2331  
 2332  
 2333  
 2334  
 2335  
 2336  
 2337  
 2338  
 2339  
 2340  
 2341  
 2342  
 2343  
 2344  
 2345  
 2346  
 2347  
 2348  
 2349  
 2350  
 2351  
 2352  
 2353  
 2

WITNESS the following signatures and seals:

W. C. C. C. C. (SEAL)

MOORE AND JACKSON  
HARD SUB 1003, VIRGINIA

I, Nellie K. Shoemaker, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that James T. Shank and Vada A. Shank, husband and wife, whose names are signed to the foregoing deed, bearing date the 9th day of





## WITNESSETH:

WHEREAS, the Board of Directors of Railway has authorized the transfer and conveyance of the hereinafter described property to Grantee for the consideration hereinafter stated;

NOW, THEREFORE, for and in consideration of the sum of SEVEN HUNDRED DOLLARS (\$700.00) cash, receipt acknowledged, Railway doth hereby grant and convey unto Grantee, with GENERAL WARRANTY OF TITLE, subject to the terms and conditions hereinafter contained and set forth, the following property, to-wit:

All that certain piece or parcel of land situate in the City of Harrisonburg, County of Rockingham, State of Virginia, bounded and described as follows:

BEGINNING at a point in the northern line of Market Street, the southern line of right of way of the Chesapeake Western Railway, said point being about 10 feet distant eastwardly as measured along said northern line of Market Street from its point of intersection with the center line of main track of said Railway at station 22 + 90 and at Mile Post R-O + 2290 feet as measured from Harrisonburg, Virginia; thence through the right of way of said Railway as follows: parallel with and 10 feet distant eastwardly from said center line of main track N 11° 46' E about 68 feet to a point; thence S 78° 14' E 10 feet to a point in the eastern line of right of way of said Railway; thence with the eastern line of right of way S 11° 46' W 68 feet to a point in the aforesaid northern line of Market Street, the southern line of said right of way; thence with said northern line of Market Street, the southern line of said right of way, in a westwardly direction about 10 feet to the point of Beginning and containing 0.02 of an acre, more or less, as shown colored yellow on print of Plan N-30850, dated January 24, 1964, attached hereto and made a part hereof.

Being part of the land acquired by the Valley Rail Road Company (now Chesapeake Western Railway) from M. Harvey Effinger et ux by deed dated May 20, 1873, recorded in the Clerk's Office of the County Court of Rockingham County, Virginia, in Folio 10, Page 28.

TO HAVE AND TO HOLD the above granted premises unto Grantee, its successors and assigns, forever, but subject, however, to the terms and conditions of the aforesaid deed to the Valley Railroad Company from M. Harvey Effinger et ux, dated May 20, 1873, and further subject to the location of any overhead power and telephone lines and any water, gas, sewer or other utility lines above or below ground which may be located on the premises herein described and conveyed.

## AND WHEREAS:

1. The aforesaid property hereinbefore conveyed to Grantee is subject to the lien and operation of the Trust Indenture between Railway and Virginia Bank, dated October 1, 1951, and of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, in Deed Book 399, page 409;

2. By Article XVII of said Trust Indenture provision is made for the release by Virginia Bank of any portion of the mortgaged premises from the lien of such Trust Indenture upon the conditions therein stated;

3. Railway has presented Virginia Bank in compliance with the terms and provisions of said Trust Indenture the Certificate of its President and Chief Engineer that said property hereinbefore conveyed to Grantee is no longer necessary for the proper and advantageous operation of its railroad, together with its written request that said property be released from the lien and operation of said Trust Indenture;

NOW, THEREFORE, in consideration of the premises and in compliance with the terms and provisions of the Trust Indenture hereinabove mentioned, Virginia Bank, Trustee, doth hereby release remise and forever quitclaim unto Grantee the said property hereinbefore conveyed to Grantee to the intent that the same may be released from the lien of the aforesaid Trust Indenture.

IN WITNESS WHEREOF Railway and Virginia Bank, Trustee, have caused these presents to be executed by their respective officers thereunto duly authorized on this the day, month and year first above written.



Attest:

C. L. Fichtenger  
Secretary

CHESAPEAKE WESTERN RAILWAY

By [Signature]  
President

Attest:

[Signature]  
TRUST OFFICER  
STATE OF VIRGINIA

VIRGINIA NATIONAL BANK of Charlottesville  
Virginia, TRUSTEE

By [Signature]  
Vice President and Trust Officer

CITY OF ROANOKE

to-wit:



I, S. F. ROBERTSON, a Notary Public in and for the State and City aforesaid, do hereby certify that H. H. Fowler and C. R. Fichtenger, whose names as President and Secretary, respectively, of Chesapeake Western Railway, are signed to the foregoing deed dated the 10<sup>th</sup> day of April, 1964, have each this day personally appeared before me in my State and City aforesaid and acknowledged the same.

Given under my hand this 10<sup>th</sup> day of APRIL.

My commission expires \_\_\_\_\_

S. F. ROBERTSON, NOTARY PUBLIC  
My commission expires June 22, 1964

[Signature]  
Notary Public