

080011160

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THIS DEED OF GIFT, made this 20th day of November, 2008, by and between JOHN PARIS HENDERSON, Jr. and BETTY STOVER HENDERSON, TRUSTEES, Grantors and Grantees, and M. HASKINS COLEMAN, III, and JOYCE H. COLEMAN, husband and wife, Grantors and Grantees, whose address is:

John and Betty Henderson: 704 Forest Ave., Richmond, VA 23229-6812

Haskins and Joyce Coleman: 684 Middlebrook Rd., Staunton, VA 24401

-- WITNESSETH --

That for in consideration of the sum of One Dollar (\$1.00), cash in hand and the natural love and affection of the Grantors for the Grantees, the said John Paris Henderson and Betty Stover Henderson, Trustees, do hereby grant and convey, WITH GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said M. Haskins Coleman, III, and Joyce H. Coleman, husband and wife, as tenants by the entirety with the right of survivorship as at common law, the following real estate, to-wit:

All of that certain tract of land, together with all improvements thereon, and all rights, privileges and appurtenances thereunto belonging or anywise pertaining, situate south of the City of Staunton in Beverley Manor District, Virginia, containing 1.067 acres, and more particularly described on a Plat entitled "Boundary Line Adjustment for Parcels 54 54A, & 54B, Tax Map 55 With Ingress/Egress Easements on Parcel 54B, Tax Map 55 Augusta County, Virginia," dated November 30, 2006, Revised September 12, 2008 (Boundary Adjustment), Prepared by John McNair and Associates , Consulting Engineers, a copy of which is attached hereto and by this reference made a part hereof, as "Parcel Y". This Plat has previously been recorded in the Office of the Clerk of the

DAVID I. McCASKEY
ATTORNEY-AT-LAW PLLC

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STAUNTON, VA 24402-1134
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Circuit Court of Augusta County as Instrument number 080009377, and filed in Plat Book 1, at page 7363.

The property conveyed in this boundary line adjustment is a portion of the property conveyed to the Grantors by deeds recorded as Instruments Number 20080001865 and 20000007526 of record in the Office of the Clerk of the Circuit Court for Augusta County, Virginia.

-- AND THAT--

For in consideration of the sum of One Dollar (\$1.00), cash in hand and the natural love and affection of the Grantors for the Grantees, the said M. Haskins Coleman, III, and Joyce H. Coleman, Husband and Wife, do hereby grant and convey, WITH GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, unto the said John Paris Henderson, Jr., and Betty Stover Henderson, Trustees, the following real estate, to-wit:

All of that certain tract of land, together with all improvements thereon, and all rights, privileges and appurtenances thereunto belonging or anywise pertaining, situate south of the City of Staunton in Beverley Manor District, Virginia, containing 1.067 acres, and more particularly described on the aforementioned and incorporated plat as "Parcel X."

The property conveyed in this boundary line adjustment is a portion of the property conveyed to the Grantors by Deed of record in the aforementioned Clerk's Office in Deed Book 696 at page 481.

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Reference is here made to the aforementioned deeds for further description and derivation of title.

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 limitation of time contained therein or otherwise become ineffective.

WITNESS the following signatures and seals.

DAVID I. McCASKEY
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[Handwritten Signature]
JOHN PARIS HENDERSON, Jr. (SEAL)
TRUSTEE

[Handwritten Signature]
BETTY STOVER HENDERSON (SEAL)
TRUSTEE

[Handwritten Signature]
M. HASKINS COLEMAN, III (SEAL)

[Handwritten Signature]
JOYCE H. COLEMAN (SEAL)

CITY OF STAUNTON
COMMONWEALTH OF VIRGINIA

The foregoing instrument was subscribed and sworn before me this 20th day of November, 2008, by John Paris Henderson, Jr. and Betty Stover Henderson, Trustees.

DAVID I. MCCASKEY
NOTARY ID # 189159
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2011

[Handwritten Signature]
Notary Public (SEAL)

CITY OF STAUNTON
COMMONWEALTH OF VIRGINIA

The foregoing instrument was subscribed and sworn before me this 20th day of November, 2008, by M. Haskins Coleman, III and Joyce H. Coleman.

DAVID I. MCCASKEY
NOTARY ID # 189159
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUGUST 31, 2011

[Handwritten Signature]
Notary Public (SEAL)

DAVID I. McCASKEY
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INSTRUMENT #080011160
RECORDED IN THE CLERK'S OFFICE OF
AUGUSTA COUNTY ON
NOVEMBER 21, 2008 AT 10:41AM

JOHN B. DAVIS, CLERK
RECORDED BY: JWO

