

BOOK 781 PAGE 834

THIS DEED OF EASEMENT made and entered into this 3rd day of April, 1991, by and between SAMUEL L. MUSSELMAN and BETTY LUCILLE MUSSELMAN, parties of the first part, and SAMUEL L. MUSSELMAN, JR. and SUE ELLEN MUSSELMAN, parties of the second part.

WHEREAS, the parties of the first part are the owners of a certain parcel of land described in a Deed recorded in the Clerk's Office of the Circuit Court of Stafford County, Virginia in Deed Book 106 at page 246; and;

WHEREAS, it is the desire of the parties of the first part to grant unto the parties of the second part an easement for ingress and egress to run with Parcel "A" from State Route 657 to the lands now owned by the parties of the second part as shown on the plat made by Henry W. Cropp, Jr., dated March 21, 1991 attached hereto and made a part hereof; and,

NOW, THEREFORE, WITNESSETH: That for and in consideration of the love and affection held by the parties, the parties of the first part do hereby grant unto the parties of the second part an easement for ingress and egress across their land running from State Route 657 to Parcel "A", as shown on the attached Plat of Henry W. Cropp, Jr., dated March 21, 1991. Said easement is for the benefit of Parcel "A" and runs with said parcel.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement.

ROBERTS, SOKOL, ASHBY & JONES • ATTORNEYS AT LAW  
P.O. BOX 7105 • FREDERICKSBURG, VIRGINIA 22404 • (703) 373-3500

Plat Book 21  
Page 177

*Samuel L. Musselman* (SEAL)  
Samuel L. Musselman

*Betty Lucille Musselman* (SEAL)  
Betty Lucille Musselman

BOOK 781 PAGE 835

STATE OF VIRGINIA

CITY OF FREDERICKSBURG, to-wit:

The foregoing instrument was acknowledged before me this  
3rd day of April, 1991, by Samuel L. Musselman and Betty  
Lucille Musselman.

*Barbara A. Perreault*

Notary Public

My commission expires: April 30, 1994

ROBERTS, SOYON, ASHBY & JONES • ATTORNEYS AT LAW  
P. O. BOX 7166 • FREDERICKSBURG, VIRGINIA 22404 • (703) 373-3900

STATE OF VIRGINIA,  
COUNTY OF STAFFORD, TO-WIT:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE  
COUNTY OF STAFFORD, THE 8 DAY OF April, 19 91  
THE FOREGOING DEED of Easement WAS PRESENTED AND  
WITH THE CERTIFICATE ANNEXED, ADMITTED TO RECORD AT 11:20  
PM AND INDEXED, AFTER PAYMENT OF        TAX IMPOSED  
BY SEC. 58-54.1.

TESTE:

*William T. Knight* CLERK.

By: *Michael F. Kordich, P.C.*