

01643P608

THIS DEED made this 9th day of November, 1998, by and between ROWLAND W. SHANK, married and sole owner of a fractional interest, and AUDREY B. SHANK, single and owner of a fractional interest, parties of the first part, grantors, and ROWLAND W. SHANK, JR. and DONNA B. SHANK, husband and wife, parties of the second part, grantees,

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt whereof is hereby acknowledged at and before the sealing and delivery of this deed, said parties of the first part do hereby grant and convey with General Warranty and English Covenants of Title, subject to easements and restrictions of record, unto said ROWLAND W. SHANK, JR. and DONNA B. SHANK, husband and wife, parties of the second part, as tenants by the entirety with the right of survivorship as at common law, all that certain tract or parcel of land containing 19.272 acres, more or less, together with the improvements thereon, and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located just off the eastern side of State Route 803 (Daphna Road), approximately one mile south of its intersection with State Route 259, approximately one mile south of the Town of Broadway, Plains District, Rockingham County, Virginia, and being shown on a plat thereof and being described by a metes and bounds description thereof, both made by Robert F. Jellum, C.L.S., dated June 26, 1998, both of which are attached hereto, made a part hereof and are to be recorded herewith.

Together with those two (2) certain appurtenant, perpetual, non-exclusive, twenty (20) foot wide easements of rights-of-way connecting the subject premises to State Route 803 as shown on the aforesaid plat, right-of-way "A" to be used for ingress and egress and right-of-

File: 5660

WELBY C. SHOWALTER  
ATTORNEY AND  
COUNSELOR AT LAW  
66 W. Water St  
Harrisonburg  
Virginia

way "B" for zoning and subdivision purposes. By their acceptance and recordation of this deed, grantees agree for themselves, their heirs, successors and assigns, to be responsible for maintenance and repair of said rights-of-way proportionate to their use in common with others.

The real estate herein conveyed is a portion of the property acquired by the parties of the first part herein, by deed of confirmation dated October 20, 1997, of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1530, page 4, from Rowland W. Shank, married and sole owner of a fractional interest, and Audrey B. Shank, single.

This conveyance is a family division under Section 16-9(c) of the Rockingham County Code. Rowland W. Shank, Jr. is the son of Rowland W. Shank. This parcel has not received approval for sanitary waste disposal and such approval needs to be obtained prior to the issuance of building permits requiring such disposal. The land herein described may not be reconveyed for a period of three (3) years from the date that this division is approved by the County Subdivision Agent.

Audrey B. Shank executes this deed by and through Rowland W. Shank, her attorney-in-fact, pursuant to a power-of-attorney from Audrey Shank to Rowland W. Shank, dated March 30, 1995, which is recorded in the aforesaid Clerk's Office in Deed Book 1530, page 1.

Reference is hereby made to the aforesaid deed and plat for a more particular description and derivation of title to the real estate herein conveyed.

WITNESS the following signatures and seals:

Rowland W. Shank (SEAL)  
Rowland W. Shank

Audrey B. Shank (SEAL)  
Audrey B. Shank

BY: Rowland W. Shank (SEAL)  
Rowland W. Shank, attorney-in-fact

B1643P610

STATE OF VIRGINIA, at large, .

CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 28th day of November, 1998, by Rowland W. Shank, individually and as attorney-in-fact for Audrey B. Shank.

My commission expires:

1/31/02  
Welby C. Showalter  
Notary Public

Grantees' address: 2132 Snyder Drive  
Elizabethtown, PA 17022

DIVISION OF LAND APPROVED THIS 17<sup>th</sup> DAY OF Nov. 19 98  
UNDER AUTHORITY OF ROCKINGHAM COUNTY CODE SECTION 16-9  
DEFINITION OF SUBDIVIDE, SUBPARAGRAPH (c) zoned A2

Diana Leht Stultz AGENT  
ROCKINGHAM COUNTY BOARD OF SUPERVISORS

WELBY C. SHOWALTER  
ATTORNEY AND  
COUNSELOR AT LAW  
66 W. Water St  
Harrisonburg,  
Virginia

THIS DEED WAS PREPARED WITHOUT BENEFIT OF A TITLE EXAMINATION.

# DIVISION OF THE LOWLAND W. & AUDREY B. SHANK LAND PLAINS MAGISTEAL DISTRICT ROCKINGHAM COUNTY, VIRGINIA

THE 19.272 ACRE PARCEL #  
 THE 3.097 ACRE PARCEL MAKE  
 UP ALL OF THE PARCELS #  
 52-A-136 & 52-A-135A THAT  
 ARE ZONED R2.

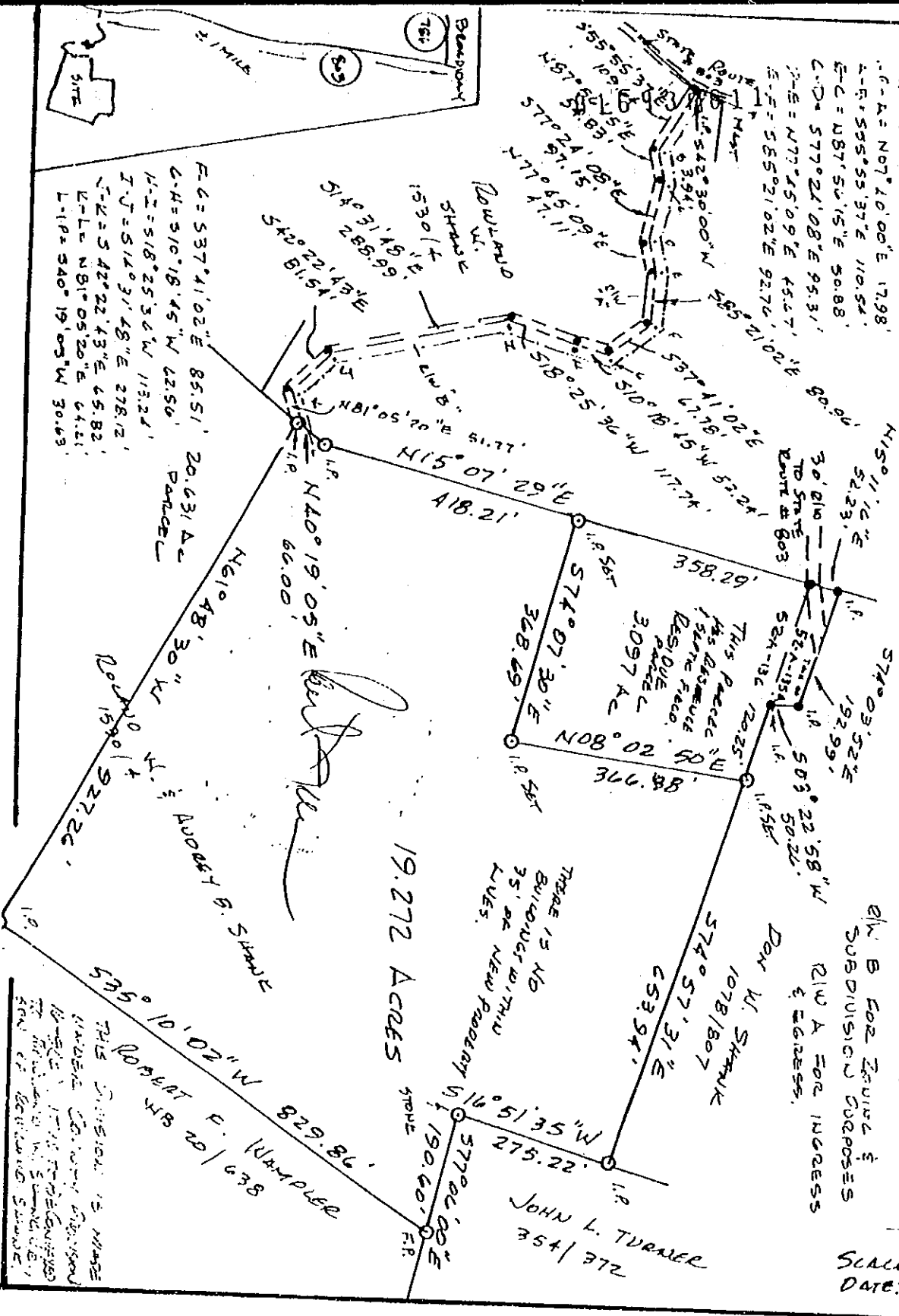
ELW B FOR ZONING &  
 SUBDIVISION PURPOSES

ELW A FOR INCREASE  
 & EGRESS.

DON W. SHANK  
 1078/807

JOHN L. TURNER  
 354/372

19.272 ACRES



SCALE: 1" = 200'  
 DATE: 26 JUN 98

ROBERT F. WAMPLER  
 20/638

THIS DIVISION IS MADE  
 UNDER COUNTY ORDINANCE  
 NO. 11-10-17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100-101-102-103-104-105-106-107-108-109-110-111-112-113-114-115-116-117-118-119-120-121-122-123-124-125-126-127-128-129-130-131-132-133-134-135-136-137-138-139-140-141-142-143-144-145-146-147-148-149-150-151-152-153-154-155-156-157-158-159-160-161-162-163-164-165-166-167-168-169-170-171-172-173-174-175-176-177-178-179-180-181-182-183-184-185-186-187-188-189-190-191-192-193-194-195-196-197-198-199-200-201-202-203-204-205-206-207-208-209-210-211-212-213-214-215-216-217-218-219-220-221-222-223-224-225-226-227-228-229-230-231-232-233-234-235-236-237-238-239-240-241-242-243-244-245-246-247-248-249-250-251-252-253-254-255-256-257-258-259-260-261-262-263-264-265-266-267-268-269-270-271-272-273-274-275-276-277-278-279-280-281-282-283-284-285-286-287-288-289-290-291-292-293-294-295-296-297-298-299-300-301-302-303-304-305-306-307-308-309-310-311-312-313-314-315-316-317-318-319-320-321-322-323-324-325-326-327-328-329-330-331-332-333-334-335-336-337-338-339-340-341-342-343-344-345-346-347-348-349-350-351-352-353-354-355-356-357-358-359-360-361-362-363-364-365-366-367-368-369-370-371-372-373-374-375-376-377-378-379-380-381-382-383-384-385-386-387-388-389-390-391-392-393-394-395-396-397-398-399-400-401-402-403-404-405-406-407-408-409-410-411-412-413-414-415-416-417-418-419-420-421-422-423-424-425-426-427-428-429-430-431-432-433-434-435-436-437-438-439-440-441-442-443-444-445-446-447-448-449-450-451-452-453-454-455-456-457-458-459-460-461-462-463-464-465-466-467-468-469-470-471-472-473-474-475-476-477-478-479-480-481-482-483-484-485-486-487-488-489-490-491-492-493-494-495-496-497-498-499-500-501-502-503-504-505-506-507-508-509-510-511-512-513-514-515-516-517-518-519-520-521-522-523-524-525-526-527-528-529-530-531-532-533-534-535-536-537-538-539-540-541-542-543-544-545-546-547-548-549-550-551-552-553-554-555-556-557-558-559-560-561-562-563-564-565-566-567-568-569-570-571-572-573-574-575-576-577-578-579-580-581-582-583-584-585-586-587-588-589-590-591-592-593-594-595-596-597-598-599-600-601-602-603-604-605-606-607-608-609-610-611-612-613-614-615-616-617-618-619-620-621-622-623-624-625-626-627-628-629-630-631-632-633-634-635-636-637-638-639-640-641-642-643-644-645-646-647-648-649-650-651-652-653-654-655-656-657-658-659-660-661-662-663-664-665-666-667-668-669-670-671-672-673-674-675-676-677-678-679-680-681-682-683-684-685-686-687-688-689-690-691-692-693-694-695-696-697-698-699-700-701-702-703-704-705-706-707-708-709-710-711-712-713-714-715-716-717-718-719-720-721-722-723-724-725-726-727-728-729-730-731-732-733-734-735-736-737-738-739-740-741-742-743-744-745-746-747-748-749-750-751-752-753-754-755-756-757-758-759-760-761-762-763-764-765-766-767-768-769-770-771-772-773-774-775-776-777-778-779-780-781-782-783-784-785-786-787-788-789-790-791-792-793-794-795-796-797-798-799-800-801-802-803-804-805-806-807-808-809-810-811-812-813-814-815-816-817-818-819-820-821-822-823-824-825-826-827-828-829-830-831-832-833-834-835-836-837-838-839-840-841-842-843-844-845-846-847-848-849-850-851-852-853-854-855-856-857-858-859-860-861-862-863-864-865-866-867-868-869-870-871-872-873-874-875-876-877-878-879-880-881-882-883-884-885-886-887-888-889-890-891-892-893-894-895-896-897-898-899-900-901-902-903-904-905-906-907-908-909-910-911-912-913-914-915-916-917-918-919-920-921-922-923-924-925-926-927-928-929-930-931-932-933-934-935-936-937-938-939-940-941-942-943-944-945-946-947-948-949-950-951-952-953-954-955-956-957-958-959-960-961-962-963-964-965-966-967-968-969-970-971-972-973-974-975-976-977-978-979-980-981-982-983-984-985-986-987-988-989-990-991-992-993-994-995-996-997-998-999-1000-1001-1002-1003-1004-1005-1006-1007-1008-1009-1010-1011-1012-1013-1014-1015-1016-1017-1018-1019-1020-1021-1022-1023-1024-1025-1026-1027-1028-1029-1030-1031-1032-1033-1034-1035-1036-1037-1038-1039-1040-1041-1042-1043-1044-1045-1046-1047-1048-1049-1050-1051-1052-1053-1054-1055-1056-1057-1058-1059-1060-1061-1062-1063-1064-1065-1066-1067-1068-1069-1070-1071-1072-1073-1074-1075-1076-1077-1078-1079-1080-1081-1082-1083-1084-1085-1086-1087-1088-1089-1090-1091-1092-1093-1094-1095-1096-1097-1098-1099-1100-1101-1102-1103-1104-1105-1106-1107-1108-1109-1110-1111-1112-1113-1114-1115-1116-1117-1118-1119-1120-1121-1122-1123-1124-1125-1126-1127-1128-1129-1130-1131-1132-1133-1134-1135-1136-1137-1138-1139-1140-1141-1142-1143-1144-1145-1146-1147-1148-1149-1150-1151-1152-1153-1154-1155-1156-1157-1158-1159-1160-1161-1162-1163-1164-1165-1166-1167-1168-1169-1170-1171-1172-1173-1174-1175-1176-1177-1178-1179-1180-1181-1182-1183-1184-1185-1186-1187-1188-1189-1190-1191-1192-1193-1194-1195-1196-1197-1198-1199-1200-1201-1202-1203-1204-1205-1206-1207-1208-1209-1210-1211-1212-1213-1214-1215-1216-1217-1218-1219-1220-1221-1222-1223-1224-1225-1226-1227-1228-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The following are the metes and bounds descriptions of 2  
Parcels located approximately 700' east of State Route #  
803 and approximately 1 mile south of the junction of State  
Route # 803 and State Route # 786 in Plains District,  
Rockingham County, Virginia. AL 6113 P 612

19.272 Acre Parcel

Beginning at an iron pin, a corner with a 20.631 Acre Parcel  
and in the line of Rowland W. and Audry B. Shank, thence with  
said Shanks the following 2 courses

N 40° 19' 05" E	66.00'
to an iron pin, thence	
N 15° 07' 29" E	418.21'
to an iron pin set, a new corner, thence with 2 new lines	
with the 3.097 Acre Residue Parcel	
S 74° 07' 30" E	368.69'
to an iron pin set, thence	
N 08° 02' 50" E	366.38'
to an iron pin set in the line of Don W. Shank, thence with	
said Don Shank	
S 74° 57' 31" E	653.94'
to an iron pin, a corner with said Shank in the line of	
John L. Turner, thence with said Turner the following 2	
courses	

S 16° 51' 35" W	275.22'
to a stone, thence	
S 77° 06' 00" E	190.60'
to a fence post, a corner with Robert F. Wampler, thence	
with said Wampler	
S 35° 10' 02" W	829.86'
to an iron pin, a corner with the 20.631 Acre Parcel, thence	
with said Parcel	
N 61° 48' 30" W	927.26'
to the beginning and enclosing an area of 19.272 Acres.	

3.097 Acre Parcel

Beginning at an iron pin set, a corner with the 19.272  
Acre Parcel in the line of Rowland W. and Audrey B. Shank,  
thence with said Shanks the following 2 courses

N 15° 07' 29" E	358.29'
thence	
N 15° 11' 16" E	52.23'
to an iron pin, a corner with Don W. Shank, thence with said	
Shank the following 3 courses	
S 74° 03' 52" E	192.99'
to an iron pin, thence	
S 03° 22' 58" W	50.26'
to an iron pin, thence	
S 74° 57' 31" E	120.25'
to an iron pin set, a corner with the 19.272 Acre Parcel,	
thence with said Parcel the following 2 courses	
S 08° 02' 50" W	366.38'
to an iron pin set, thence	
N 74° 07' 30" W	368.69'
to the beginning and enclosing an area of 3.097 Acres.	

81643P613

20.631 Acre Parcel

Beginning at an iron pin set, a corner with the 22.369 Acre Parcel  
in the line of Robert F. Wampler, thence with said Wampler

S 35° 10' 02" W 1156.00'

to an iron pin set, a corner with said Wampler, Sara Stover and Carolyn Turner, thence with said Turner

N 37° 26' 35" W 255.98'

to a fence post, a corner with said Turner and Daniel Fraser,  
thence with said Fraser

N 36° 20' 47" W      781.26'

to an iron pin set, thence partially with said traser and partially with the 31.747 Acre Parcel.

N 40° 19' 05" E 722.08'

to an iron pin set, a corner with the 22.369 Acre Parcel, thence  
with said Parcel

S. 61° 48' 30" E      927.26'

to the beginning and enclosing an area of 20.631 Acres.

Right of Way "A"

Beginning at a point at State Route # 803 being S 42° 30' 00" W 3.94' from an iron pin, thence with the centerline of the herein described 20' right of way, 10' on either side thereof for the following 11 courses

S 55° 55' 37" E 109.64'

thence

N 87° 56' 15" E 54.83'

thence

S 77° 24' 08" E 97.15'

thence

N 77° 45' 09" E 47.11'

thence

S 85° 21' 02" E 80.96'

thence

S 37° 41' 02" E 67.78'

thence

S 10° 18' 45" W 52.24'

thence

S 18° 25' 36" W 117.74'

thence

S 14° 31' 48" E 288.99'

thence

S 42° 22' 43" E 81.54'

thence

N 81° 05' 20" E 51.77'

to an iron pin at the corner of the 19.272 Acre Parcel and the 20.631 Acre Parcel.

### Right of Way "B"

Beginning at a point at State Route #.803, being N 07° 40' 00"E 17.98' from an iron pin, thence with the centerline of the herein described 20' right of way, 10' on either side thereof for the following 11 courses

	S 55° 55' 37" E	110.54'
thence	N 87° 56' 15" E	50.88'
thence	S 77° 24' 08" E	95.31'
thence	N 77° 45' 09" E	45.67'
thence	S 85° 21' 02" E	92.76'
thence	S 37° 41' 02" E	85.51'
thence	S 10° 18' 45" W	62.56'
thence	S 18° 25' 36" W	113.24'
thence	S 14° 31' 48" E	278.12'
thence	S 42° 22' 43" E	65.82'
thence	N 81° 05' 20" E	64.21'

to a point in the line of the 19.72 Acre Parcel, being N 40° 19' 05" E 30.63'

from the corner of the 19.272 Acre Parcel.

### Right of Way "C"

Beginning at a point at State Route # 803, being S 42° 30' 00"W 24.15' from an iron pin, thence with the centerline of the herein described 20' right of way, 10' on either side thereof for the following 11 courses

	S 55° 55' 37" E	119.13'
thence	N 87° 56' 15" E	58.79'
thence	S 77° 24' 08" E	98.98'
thence	N 77° 45' 09" E	48.54'
thence	S 85° 21' 02" E	69.15'
thence	S 37° 41' 02" E	50.04'
thence	S 10° 18' 45" W	41.91'
thence	S 18° 25' 36" W	122.24'
thence	S 14° 31' 48" E	299.87'
thence	S 42° 22' 43" E	97.25'
thence	N 81° 05' 20" E	39.33'

to a point in the line of the 20.631 Acre Parcel, being S 40° 19' 05" W 30.63' from an iron pin at the corner with the 19.272 Acre Parcel.

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RECORDED  
INDEXED  
L. WAYNE HARPER  
CLERK

028049

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County  
The foregoing instrument was this day presented in the office aforesaid, and is  
together with the certificate of the said instrument, approved, admitted to record this  
20 day of November 19 98 339 p.m. I certify that  
taxes were paid when appropriate:  
Sec. 58-54 - State 26.50 County 26.50 City 26.50 Transfer 100  
Sec. 58-54.1 - State 26.50 County 26.50 City 26.50  
Recording 19.00

TESTE  
L. WAYNE HARPER  
CLERK  
Deed Book No. 1643 Page 608  
199.00