

Frederick County Information Technologies,  
GIS Division, Virginia, United States.  
540-665-5614

Frederick County does not give any expressed or implied warranties, conditions, representations, indemnities of any kind, statutory or otherwise, concerning any or all of the Frederick County GIS data.

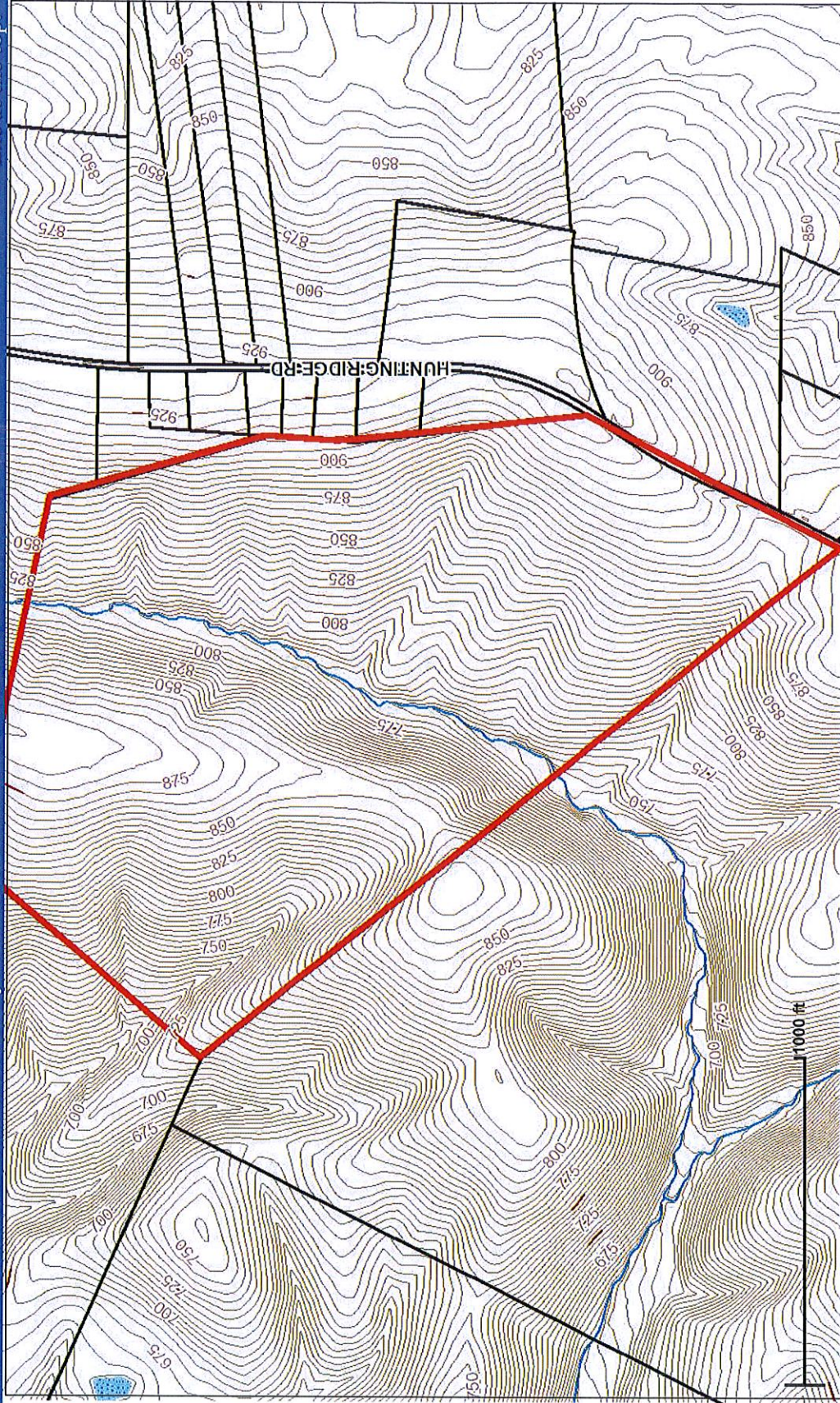
Church



# Frederick County

Virginia

Life at the top.



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Frederick County Information Technologies,  
515 Division Street, Virginia, United States.  
540-665-5614



9239

BK 827 PG 1488

THIS BOUNDARY LINE AGREEMENT, made and dated this 26th day of September, 1994, by and between ZHALEH S. KHABIRI, ~~feme sole~~, party of the first part, and CYRUS H. KHABIRI and PRISCILLA J. KHABIRI, husband and wife, parties of the second part.

WHEREAS, the parties are owners of contiguous parcels as shown by the plat and survey of Thomas A. Shockey, L. S., dated September 15, 1994, attached hereto and by this reference made a part hereof as if set out in full; and,

WHEREAS, the parties wish to agree upon and settle the boundary between their respective properties;

NOW, THEREFORE, the parties, for and in valuable consideration, agree as follows:

1. The boundary line as shown on the aforesaid plat and survey lying between their respective properties is the true and correct boundary line between the properties.
2. The party of the first part conveys and quitclaims to the parties of the second part any right or title to the realty lying west of said boundary line; the parties of the second part convey and quitclaim to the party of the first part any right or title to the realty lying east of said boundary line.

WITNESS the following signatures and seals:



Sworn to and subscribed before me this  
27 day of September, 1994  
Witness my hand and official seal.  
\_\_\_\_\_  
Notary Public  
My Commission Expires 12/31/97

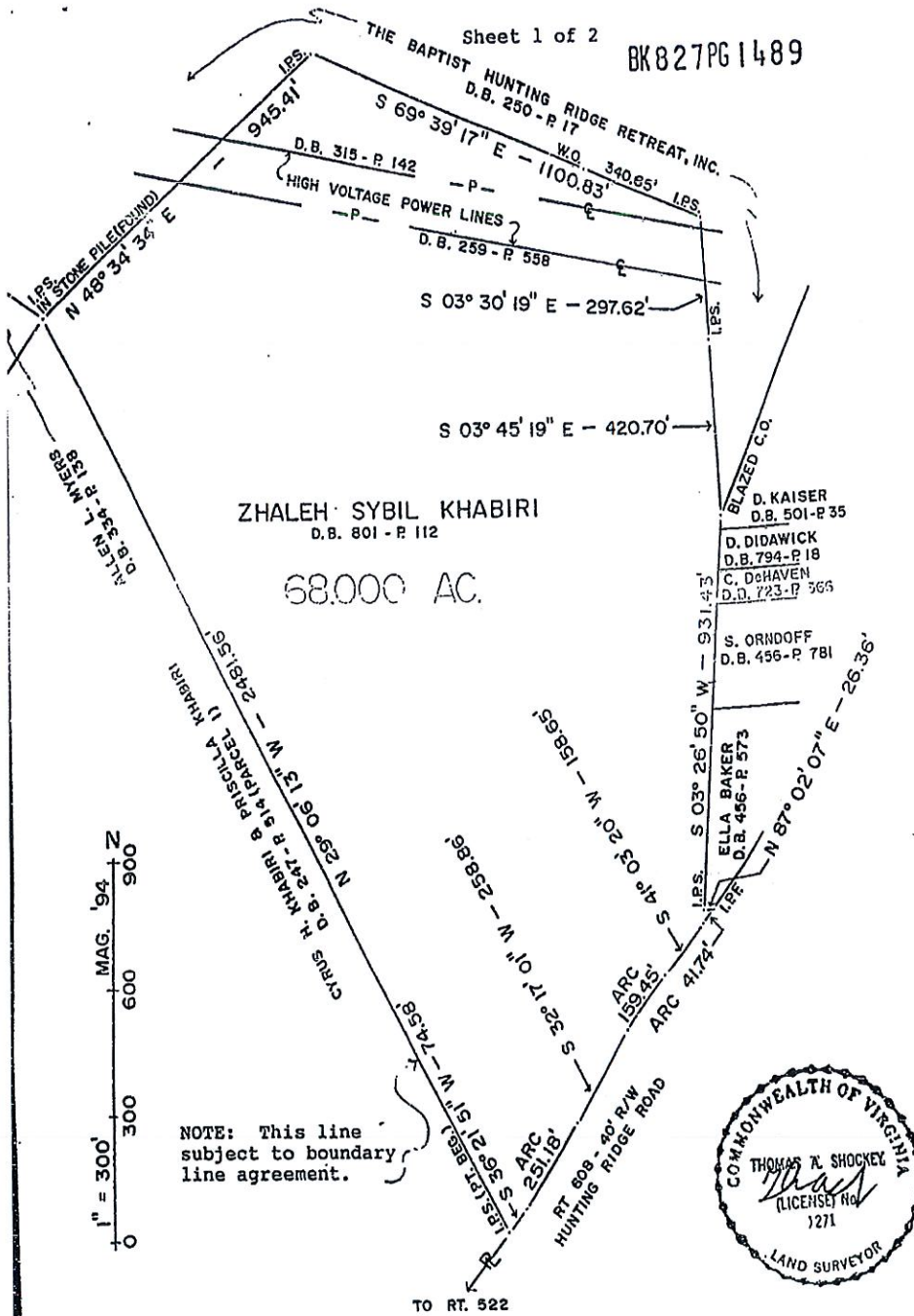
Cyrus H. Khabiri  
CYRUS H. KHABIRI

Priscilla J. Khabiri  
PRISCILLA J. KHABIRI

Zhaleh S. Khabiri  
ZHALEH S. KHABIRI

Sheet 1 of 2

BK827PG1489



BK827PG1490

The attached plat is a survey of the land conveyed to Zhaleh Sybil Khabiri December 18, 1976 in Deed Book 801 - Page 112. The said Land fronts the Western side of Route 608 and lies in Gainesboro District, Frederick County, Virginia.

Beginning at an iron pin(set) in the Property Line of Route 608 and corner to Cyrus H. & Priscilla Khabiri. Thence with Khabiri N 29° 06' 13" W - 2481.56' to an iron pin(set) in a stone pile(found) corner to Allen L. Myers and The Baptist Hunting Ridge Retreat, Inc.; Thence with the Baptist Hunting Ridge Retreat, Inc. N 48° 34' 34" E - 945.41' to an iron pin(set); Thence S 69° 39' 17" E - 1100.83' to an iron pin(set), said course passing thru a white oak at 760.18'; Thence S 03° 30' 19" E - 297.62' to an iron pin(set); Thence S 03° 45' 19" E - 420.70' to a blazed chestnut oak corner to David O. Kaiser; Thence with Kaiser, David R. Didawick, Charlotte D. DeHaven, Samuel William Orndoff, Sr. and Ella Rose Baker S 03° 26' 50" W - 931.43' to an iron pin(set) at a fence corner; Thence with Baker N 87° 02' 07" E - 26.36' to an iron pin(found) in the Property Line of Route 608; Thence with Route 608 a curve of  $\Delta = 41.74'$ , Radius 935.07' and Chord S 39° 46' 36" W - 41.74'; Thence S 41° 03' 20" W - 158.65'; Thence with a curve of Arc 159.45', Radius 1041.48' and Chord S 36° 40' 10" W - 159.29'; Thence S 32° 17' 01" W - 258.86'; Thence with a curve of Arc 251.18', Radius 3526.91' and Chord S 34° 19' 26" W - 251.13'; Thence S 36° 21' 51" W - 74.58' to the point of beginning.

Containing - 68.000 Acres

Surveyed - September 15, 1994

THOMAS A. SHOCKEY  
883 Back Mountain Rd.  
Winchester, VA 22602



VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on the 28 day of Sept, 1994, at 2:18 PM and with certificate of acknowledgment thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of 0, and 58.1-801 have been paid, if assessable.

*George B. Whitson*  
Clerk



BK801PG0112

DEED

6325  
THIS DEED, made this 18th day of December, 1976, by and between CYRUS H. KHABIRI and PRISCILLA J. KHABIRI, his wife, herein called GRANTORS: and ZHALEH SYBIL KHABIRI, Route 1, Galloo, Virginia, 22435, herein called GRANTEE.

WITNESSETH

THAT for and in consideration of the sum of Ten Dollars (\$10), and other valuable considerations; receipt whereof is hereby acknowledged at and before the signing, sealing and delivery of this DEED, the grantors, in consideration of their natural love and affection do hereby grant, gift and convey unto the grantee, Zhaleh Sybil Khabiri, their natural daughter, with General Warranty of Title, and all Virginia Statutory Covenants of good title, all that certain tract or parcel of land with all improvements thereon, lying and situated in Gainsboro Magisterial District, Frederick County, Virginia, containing 68 acres, more particularly described as follows:

All that certain tract or parcel of land containing 68 Acres adjoining the lands owned by Cyrus H. Khabiri and Priscilla J. Khabiri, his wife, and being the same tract of land known as the Hunting Ridge Farm, described in a certain Deed from D. R. Moore, administrator of Mathias Rutter, dated March 2, 1868, of record in said Clerk's Office in Deed Book 87, page 117. The aforesaid land is that same realty conveyed to Cyrus H. Khabiri and Priscilla J. Khabiri, by Deed of E. E. Eldridge, et al, dated July 9, 1957, and recorded in the aforesaid Clerk's Office in Deed Book \_\_\_\_\_, at page \_\_\_\_\_.

BK801FC0118

The said above described property is conveyed to the said Grantee, to be held and owned by her in her own right as her Equitable Separate estate, for her sole and separate use and benefit, free from the control and marital rights of her present or of any future husband, free from the debts and controls or marital rights including curtesy of said husband; the said Grantee may convey the above described property by her sole act, without the union of her husband in any Deed that she may make with reference thereto, and she shall in all respects hold or dispose of said property just as though she were unmarried, a femme sole.

The aforesaid Grantors covenant that they have the right to convey the said land to the said Grantee; that the said Grantee shall have quiet possession of said land, free from any and all encumbrances; that the Grantors have done no act to encumber the land; that the aforesaid Grantors will execute such further assurances of said land as may be requisite.

WITNESS the following signatures and Seals.

Commonwealth of Virginia. City/Co. of  
Seaboard. Acknowledged and  
sworn before me this 23 day of March 1993.  
Sham D. Lewis  
Notary Public My Comm. Exps. 11-30-95

Cyrus H. Khabiri  
Cyrus H. Khabiri



Commonwealth of Virginia. City/Co. of  
Seaboard. Acknowledged and  
sworn before me this 23 day of March 1993.  
Sham D. Lewis  
Notary Public My Comm. Exps. 11-30-95

Priscilla J. Khabiri  
Priscilla J. Khabiri



VIRGINIA: FREDERICK COUNTY, SCT.  
This instrument of writing was produced to me on the  
23rd day of July, 1993, at 4:01 PM  
and with copies of acknowledgment thereto annexed  
was admitted to record. Tax imposed by Sec. 58-54.1 of  
the Code of Virginia and Sec. 58-54 have been paid, if assessable.

George B. Whitacre  
CLERK