
#1682
C. MAXWELL SHOCKEY, ET AL
TO: :: DEED
JACOB J. GUTH, ET UX

Mailed to:
Jacob J. Guth
4257 Americana Dr.
Apt # 203
Annandale, VA 22002
8-6-77

BOOK 379 PAGE 205

THIS DEED is made and dated this 24th day of July,
1971, by and between C. Maxwell Shockey and Juanita N. Shockey,
his wife, parties of the first part; and Jacob J. Guth and
Barbara H. Guth, his wife, parties of the second part; and
Clinton L. Ritter and Peggy L. Ritter, his wife, parties of
the third part.

WITNESSETH: That for and in consideration of the sum of
Ten Dollars (\$10.00), cash in hand paid, and other good and
valuable consideration, the receipt of all of which is hereby
acknowledged by the parties of the first part, the parties
of the first part do hereby grant, sell, and convey, with
general warranty of title, in fee simple, unto the parties of
the second part, jointly as tenants by the entirety, with
right of survivorship as at common law, all of the following
described real estate, to-wit:

All of that certain tract or parcel of land,
lying and being situate approximately 8 miles
North of Gainesboro, Virginia, in Gainesboro
Magisterial District, Frederick County,
Virginia, being identified as Parcel 19, Ritter
Mountain, Section IV, containing 5.23 acres,
more or less, according to a plat and survey
of Clinton L. Ritter, Land Surveyor, dated
May, 1971, and being a portion of a 170 acre
tract, which was conveyed to C. Max
Shockey by deed of Merchants and Farmers Bank,
Executor of the Estate of Hubert W. Shockey,
Deceased and Margaret E. Shockey, widow, dated
September 17, 1962, recorded in the Office of the
Clerk of the Circuit Court of Frederick County,
Virginia, in Deed Book 282, page 110. A reference
is hereby made to the attached plat and survey
of Clinton L. Ritter, Land Surveyor, for the
description of Parcel 19, the property hereby
conveyed.

This conveyance is hereby made subject to the restrictions, easements, and building lines of record, if any, affecting the aforesaid realty, and made subject to the following restrictions incorporated herein:

1. No parcel or parcels of the real estate hereby conveyed by this deed may be subdivided into lots less than three (3) acres.
2. The real estate hereby conveyed by this instrument may be used for residential and recreational purposes only.
3. Any structures constructed upon the property hereby conveyed must contain not less than 800 square feet of floor space.
4. Restricted against house trailers or mobile homes which are placed upon the premises for the purpose of constituting a permanent structure.

The parties of the first part do also grant and convey unto the parties of the second part an easement and right-of-way over all existing roadways being thirty (30) feet in width in Ritter Mountain, Section IV, to be used in common with the parties of the first part, their heirs and assigns, for the purposes of ingress and egress to and from State Highway No. 67L.

The parties of the first part hereby covenant that they have the right to convey the herein described property; that the parties of the second part shall enjoy peaceful and quiet possession thereof, free from all liens and encumbrances; and that they will provide such further assurances of title as may be requisite.

Clinton L. Ritter and Peggy L. Ritter, his wife, parties of the third part, hereby join in this instrument for the purpose of releasing and quitclaiming all rights, title, and interest, if any, they might have in the herein described property, pursuant to a contract for the sale of land dated January 16, 1971, between C. Maxwell Shockey and Juanita N. Shockey, his wife, parties of the first part, and Clinton L. Ritter, and by any other means.

WITNESS the following signatures and seals.

C. Maxwell Shockey (SEAL)
C. Maxwell Shockey

Juanita N. Shockey (SEAL)
Juanita N. Shockey

Clinton L. Ritter (SEAL)
Clinton L. Ritter

Peggy L. Ritter (SEAL)
Peggy L. Ritter

STATE OF West Virginia
Berkeley
COUNTY OF Berkeley, to-wit:

I, Burton R. Rannels, a Notary Public in and for the State and County aforesaid, do hereby certify that C. Maxwell Shockey and Juanita N. Shockey, his wife, whose names are signed to the foregoing writing, bearing date of the 22nd day of July, 1971, have personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 22nd day of JulyMy Commission expires October 17, 1977W. R. Ramey
Notary Public

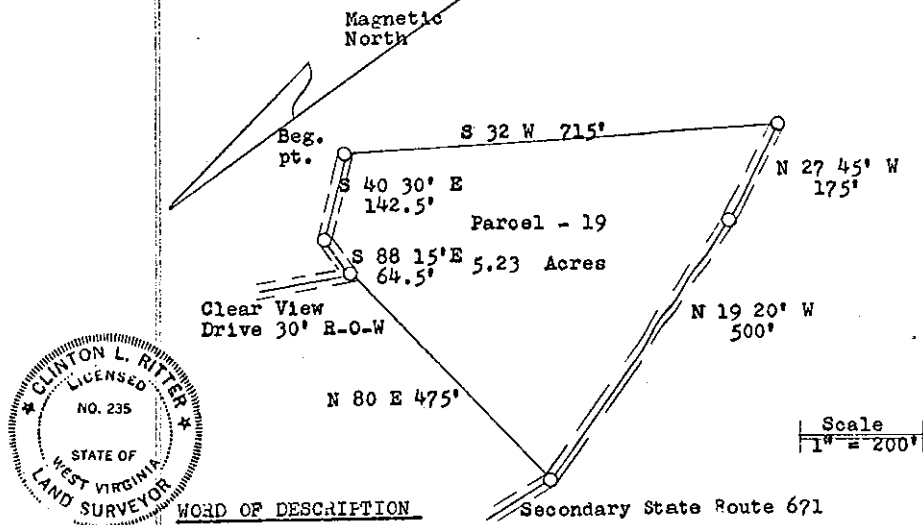
STATE OF VIRGINIA

COUNTY OF FREDERICK, to-wit:

I, Bonnie D. Henge, a Notary Public in and for the State and County aforesaid, do hereby certify that Clinton L. Ritter and Peggy L. Ritter, his wife, whose names are signed to the foregoing writing, bearing date of the 24th day of July, 1971, have personally appeared before me in my State and County aforesaid and acknowledged the same.

Given under my hand this 24th day of July, 1971.My Commission expires June 30, 1975.Bonnie D. Henge
Notary Public

Ritter Mountain Section IV 379 PAGE 209
Gainesboro District
Frederick County, Virginia



WORD OF DESCRIPTION

Said property being situate in the Gainesboro District, Frederick County, Virginia, about 8 miles North of Gainesboro, Virginia, and more particularly described as follows:

Beginning at a corner in the center of Clear View Drive, a 30' right-of-way. Said beginning point also being the Northwest corner to Parcel 3#; thence with a blazed line S 32 W 715' to a corner in the center of Secondary State Route 671#; thence with the metes and bounds of Route 671# N 27 45' W 175'; thence N 19 20' W 500' to a corner in the center of said state road; thence with a blazed line N 80 E 475' to a corner in the center of Clear View Drive; thence following the metes and bounds of Clear View Drive S 88 15' E 64.5'; thence S 40 30' E 142.5' to the point of beginning, containing 5.23 acres, as surveyed by Clinton L. Ritter, in May, 1971, and as shown on the above plat and made apart of this description.

Being a portion of a 170 acre tract which Maxwell Shockey acquired by deed dated September 17, 1962, recorded in the Office of the Clerk of the Circuit Court of Frederick County, Virginia, in Deed Book 282 at page 110.

Clinton L. Ritter
Land Surveyor

VIRGINIA, FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on the
24th day of July, 1971, at 11:20 A.M.
and with certificate of acknowledgment thereto annexed was
admitted to record. Tax imposed by Sec. 58-54.1 of
§ 450, and 58-54 have been paid, if assessable;

George B. Whitaker Clerk