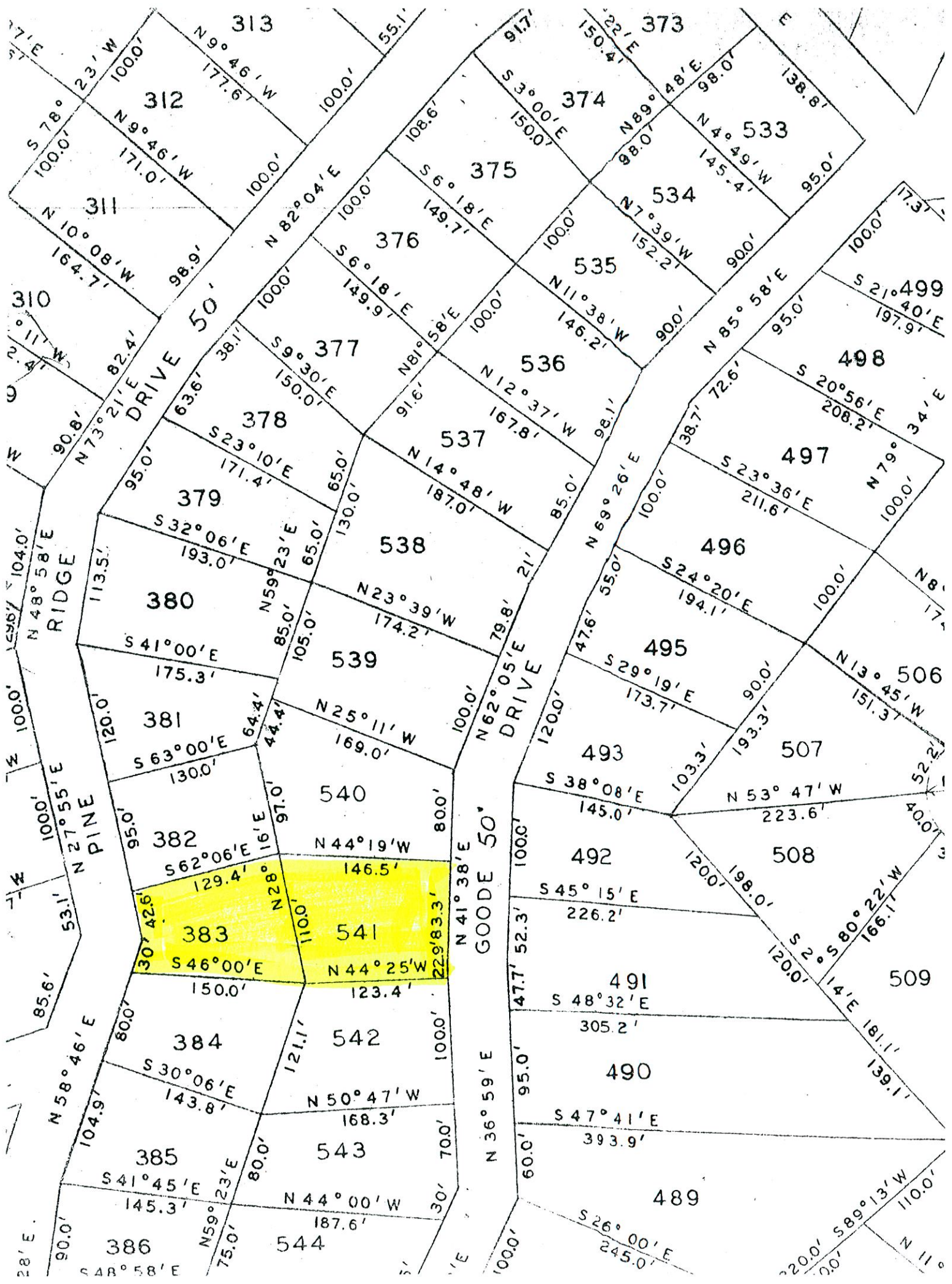




No. 1638

Ex. & Mld. 10-11-67
3812 83rd Ave.
Forestville, Md. 20028

CLARKE COUNTY, RIDGE, M.L.I. R.V. I, II, III, V

SHENANDOAH FARMS, HAPPY CREEK STAR ROUTE, FRONT ROYAL, VIRGINIA

THIS DEED, made this 19th day of August, 1967 by and between Robert B. Young, Trustee, and Judy Y. Flynn, Trustee of the one part, hereinafter called the Grantors; (even though only one) and James L. Byers and Kathryn S. Byers, his wife of the other part, hereinafter called the Grantees (even though only one).

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged, the Grantors do grant and convey unto the Grantees with general warranty of title as tenants by the entireties with the common law right of survivorship and not as tenants in common, all that lot or parcel of land situate, lying and being in Shenandoah Magisterial District, Warren County, Virginia, and designated as lots Three Hundred Eighty-three (383) & Five Hundred Forty-Six (546) in the subdivision known as Shenandoah Farms, Mountain Lake Section, Part One (1), on a plat and survey recorded in the land records of the aforementioned County.

This conveyance is made subject to the restrictions and easements of record affecting the aforesaid realty, including the standard easement agreements with the power company and the telephone company, and to the following lien which shall run with the land, for the benefit of and enforceable by Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, and all present and future lot owners in the aforesaid subdivision, and the Grantees join in the execution of this deed to bind themselves, their heirs and successors in title to said covenants and restrictions.

The Grantees, their successors and assigns, shall pay to Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, an amount not to exceed Fifteen Dollars (\$15.00) per lot per year owned by the Grantees, their successors and assigns, determined each year by Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors and assigns, payable in the month of January of each year, beginning January 1969. Said monies to be used solely for the maintenance, repair and improvement of the facilities in or on the area known as "Shenandoah Farms", Warren County and Clarke County, Virginia, including, but not limited to, roads, and recreational facilities, and said annual payment shall be a charge upon and running with the property herein conveyed. If the Grantees, their heirs or assigns, are in default on March 1st of any year, Robert B. Young and Judy Y. Flynn, Sole Acting Trustees, their successors or assigns, may sell the property at public auction after advertisement, once a week for two (2) successive weeks, in some convenient newspaper having general jurisdiction in both Counties, and after ten (10) days written notice mailed to the last known address of the Grantees, their successors or assigns.

Subject to aforesaid, the grantors covenant that they have the right to convey said realty to the grantees; that the said realty is free from all encumbrances; that the grantees shall have quiet enjoyment and that they will execute such further assurances thereof as may be requisite.

WITNESS the following signatures and seals:

Judy Y. Flynn, Trustee (SEAL) Robert B. Young, Trustee (SEAL)
Kathryn S. Byers (SEAL) James L. Byers (SEAL)

STATE OF VIRGINIA

COUNTY OF CLARKE, to wit:

I, a notary public in and for the State and County aforesaid, do hereby certify that this day personally appeared before me in my said State and County Robert B. Young, Trustee, and Judy Y. Flynn, Trustee

Robert B. Young, Trustee, and Judy Y. Flynn, Trustee

whose names are signed to the affixed deed dated 19th day of August, 1967, and acknowledged the same.

WITNESS my hand and seal this 19th day of August, 1967, my commission expires on the 6th day of May, 1970.

Richard H. Hainsworth
Notary Public

ROBERT B. YOUNG
Attorney At Law
Happy Creek Star Route
Front Royal, Va

James Byers is deceased.

Tax ID: 4762

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: WARREN

Full Tax Record

20-Oct-2015

4:07 pm

Property Address: PINE RIDGE DR, FRONT ROYAL VA 22630

Legal Subdiv/Neighborhood: SHEN FARMS MT LAKE

Condo/Coop Project:

Incorporated City:

Absent Owner: Yes

Owner Name: KATHRYN S BYERS

Company Owner:

Addtl: ETAL

Care of Name:

MAILING ADDRESS: 44387 OAKMONT MANOR SQ, ASHBURN, VA 20147 3877**LEGAL DESCRIPTION: L 383 SHEN FARMS MT LAKE SEC PT 1**

Mag/Dist #: 53

Lot: 383

Block/Square:1

Election District: 10

Legal Unit #:

Grid:

Tax Map: 15-E-1-1-383

Section: 1

Subdiv Ph:

Addl Parcel Flag/#:

Map: 15

Map Suffix: E

Suffix:

Parcel: 1

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2015**Total Tax Bill: \$390**

City Tax:

Tax Levy Year: 2015

State/County Tax: \$125

Refuse:

Tax Rate: 0.60

Spec Tax Assmt: \$265

Exempt Class:

Homestd/Exempt Status:

Front Foot Fee:

Tax Class: NON-EXEMPT

Mult. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2015	\$21,000	\$20,000	\$1,000	\$0
2009	\$21,200	\$20,000	\$1,200	\$0
2003	\$30,000	\$25,000	\$5,000	\$0

DEED

Deed Liber: 2013

Deed Folio: 2272

Transfer Date
03-Apr-2013Price
\$0Grantor
BYERS, JAMES L & KATHRYNGrantee
BYERS, KATHRYN S**PROPERTY DESCRIPTION**

Year Built: 0

Zoning Code: R

Census Trct/Blck: /

Irregular Lot:

Square Feet: 0

Acreage: 0.00

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class:2

Quality Grade:

Road Description:

Zoning Desc: RESIDENTIAL

Xfer Devel.Right:

Road Frontage:

Prop Use: SINGLE-FAMILY RES (SUBURBA

Site Influence:

Topography: ROLLING/SLOPING

Building Use: FAIR VALUE - RESIDENTIAL

Sidewalk:

Lot Description:

Pavement:

STRUCTURE DESCRIPTION

	<u>Section 1</u>	<u>Section 2</u>	<u>Section 3</u>	<u>Section 4</u>	<u>Section 5</u>
Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation: Piers		Roofing: Shingle - Asphalt		# of Dormers:	
Ext Wall: Combination		Style:		Year Remodeled:	
Stories: 1		Units: 0		Model/Unit Type:	
Total Building Area:			Living Area: 600	Base Sq Ft: 600	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type: GABLE		
Rooms: 4		Fireplace Type:		Fireplaces: 0	
Bedrooms: 2		Bsmt Type: None		Garage Type:	
Full Baths: 0		Bsmt Tot Sq Ft: 0		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft: 0		Garage Sq Ft:	
Baths: 0.00		Bsmt Unfin Sq Ft: 0		Garage Spaces: 0	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor: CARPET		
Appliances:			Outbuildings:		
Gas:	Heat: None		Sewer: None	Fuel: None	
Electric: Yes	Water: None		Underground:	Walls:Paneled Walls	

Tax Record Updated: 22-Jul-2015

Courtesy of: Karen Fried

Home: (540) 683-9661

Office: (540) 636-7700

Cell: (540) 683-9661

Email: karenfried@premiermove.com

Company: Coldwell Banker Premier

Office: (540) 636-7700

Fax: (540) 636-7892

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Information is believed to be accurate, but should not be relied upon without verification.

Accuracy of square footage, lot size and other information is not guaranteed.



Tax ID: 4914

Metropolitan Regional Information Systems, Inc.

Page 1 of 1

County: WARREN

Full Tax Record

20-Oct-2015

4:07 pm

Property Address: NOT ON FILE, UNKNOWN VA

Legal Subdiv/Neighborhood: SHEN FARMS MT LAKE

Condo/Coop Project:

Incorporated City:

Absent Owner:

Owner Name: KATHRYN S BYERS

Company Owner:

Addtl: ET AL

Care of Name:

MAILING ADDRESS: 44387 OAKMONT MANOR SQ, ASHBURN, VA 20147 3877**LEGAL DESCRIPTION:** L 541 SHEN FARMS MT LAKE SEC PT 1

Mag/Dist #: 53

Lot: 541

Block/Square:1

Election District: 10

Legal Unit #:

Grid:

Tax Map: 15-E-1-1-541

Section: 1

Subdiv Ph:

Addl Parcel Flag/#:

Map: 15

Map Suffix: E

Suffix:

Parcel: 1

Sub-Parcel:

Historic ID:

Agri Dist:

Plat Folio:

Plat Liber:

Tax Year 2015**Total Tax Bill:** \$354

City Tax:

Tax Levy Year: 2015

State/County Tax: \$89

Refuse:

Tax Rate: 0.60

Spec Tax Assmt: \$265

Exempt Class:

Homestd/Exempt Status:

Front Foot Fee:

Tax Class: NON-EXEMPT

Mult. Class:

ASSESSMENT

<u>Year Assessed</u>	<u>Total Tax Value</u>	<u>Land</u>	<u>Improvement</u>	<u>Land Use</u>
2015	\$15,000	\$15,000	\$0	\$0
2009	\$15,000	\$15,000	\$0	\$0
2003	\$15,000	\$15,000	\$0	\$0

DEED

Deed Liber: 2013

Deed Folio: 2272

Transfer Date
03-Apr-2013Price
\$0Grantor
BYERS, JAMES L & KATHRYNGrantee
BYERS, KATHRYN S**PROPERTY DESCRIPTION**

Year Built: 0

Zoning Code: R

Census Trct/Blck: /

Irregular Lot:

Square Feet: 13,504

Acreage: 0.31

Land Use Code: Residential

Plat Liber/Folio: /

Property Card:

Property Class:2

Quality Grade:

Road Description:

Zoning Desc: RESIDENTIAL

Xfer Devel.Right:

Road Frontage:

Prop Use: SINGLE-FAMILY RES (SUBURBA

Site Influence:

Topography: ROLLING/SLOPING

Building Use: VACANT - RESIDENTIAL

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Construction:					
Story Type:					
Description:					
Dimensions:					
Area:					
Foundation:		Roofing:		# of Dormers:	
Ext Wall:		Style:		Year Remodeled:	
Stories:		Units: 0		Model/Unit Type:	
Total Building Area:			Living Area: 0	Base Sq Ft: 0	
Patio/Deck Type:	Sq Ft:		Porch Type:	Sq Ft:	
Balcony Type:	Sq Ft:		Pool Type:	Sq Ft:	
Attic Type:	Sq Ft:		Roof Type:		
Rooms: 0		Fireplace Type:		Fireplaces: 0	
Bedrooms: 0		Bsmt Type:		Garage Type:	
Full Baths: 0		Bsmt Tot Sq Ft: 0		Garage Const.:	
Half Baths: 0		Bsmt Fin Sq Ft: 0		Garage Sq Ft:	
Baths: 0.00		Bsmt Unfin Sq Ft: 0		Garage Spaces: 0	
Other Rooms:			Air Conditioning:		
Other Amenities:			Interior Floor:		
Appliances:			Outbuildings:		
Gas:	Heat:		Sewer: None	Fuel:	
Electric:	Water: None		Underground:	Walls:	

Tax Record Updated: 22-Jul-2015

Courtesy of: Karen Fried

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