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This DEED made and entered into this 21st day of October 1963 by and between SIDNEY E. DIXON, widower, party of the first part, and ELLIS R. McDONOUGH and ELLIS R. McDONOUGH, JR., his son, parties of the second part:

- W I T N E S S E T H -

That for and in consideration of Fifteen Hundred (\$1,500.00) dollars cash in hand paid the party of the first part by the parties of the second part, the payment and receipt whereof is hereby acknowledged at and before the sealing and delivery of these presents, the party of the first part by these presents GRANTS, BARRAINS, Sells and CONVEYS with General Warranty of Title unto the parties of the second part, as joint tenants with the right of survivorship as at common law, the following described real estate together with all of its easements, privileges, improvements and appurtenances thereto belonging or in anywise appertaining, to-wit:

That certain lot or parcel of land, containing approximately one-half acre, fronting on State Secondary Highway # 667 and on Big Piney River (except for a five foot strip) approximately one-half mile below the old Alhambra Post Office in Temperance Magisterial District of Amherst County, Virginia, being the same land conveyed the male grantor hereto and his late wife, Ester Mace Dixon (also known as Easter Mace Dixon) as joint tenants with the right of survivorship by deed dated 3 October 1960 from Chester G. and Ocile A. Cash as recorded in Amherst County Circuit Court Deed Book 208 at page 164.

Ester Mace Dixon died intestate in Frederick, Maryland on 29 October 1962, the property now conveyed thus vesting in her husband by operation of law.

Reference is here made to the above listed deed and the information therein contained for further and more particular description of the land herein conveyed, subject to all valid applicable easements of record as well as to the reservation of mineral rights by Loren C. and Prudence C. Campbell noted at Deed Book 188, page 294.

5 ft set back
from the
Piney River
to when the
lot was cut off
the bigger
part.

No mineral Rights
lost in 1960 when
1/2 was cut off
the larger part.

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The party of the first part covenants that he is seized in fee simple of the said land and that he has the right to convey the same; that he has done no act to encumber said lands, that the grantees shall have quiet and peaceable possession of the said land free from all encumbrances; and that the grantor will execute such

and further assurances of title as may be requisite.

Witness my following signature and seal:



Sidney E. Dixon (SEAL)
Sidney E. Dixon

STATE OF MARYLAND

COUNTY OF FREDERICK, TO-WIT:

I, Helen Stewart, a Notary Public in and for the county and state aforesaid, do hereby certify that Sidney E. Dixon, widower, whose name is signed to the foregoing deed bearing date of 21 October 1963, has this day personally appeared before me and acknowledged the same in my county and state aforesaid.

Given under my hand and notarial seal this 28 day of

October 1963.

My commission expires the 3rd day of May 196

S E A L

Helen Stewart
Notary Public
Helen Stewart

VIRGINIA: In the Clerk's Office of the Circuit Court of Amherst County, NOV 1 1963, 19

This deed was this day received in said office, and upon the certificate of acknowledgment thereto annexed, admitted to record at 1:30 o'clock P.M.

Testes: *Sidney E. Dixon*, Clerk
Tax \$ 2.25 Transfer Fee \$ 1.00

THIS DEED made and entered into this 3rd day of October, 1960, by and between Chester G. Cash and Ocie A. Cash, husband and wife, parties of the first part and Sidney E. Dixon and Easter M. Dixon, husband and wife, parties of the second part, as joint tenants with the right of survivorship.

WITNESSETH that for and in consideration of the sum of ten dollars and other valuable considerations, cash in hand paid, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey with general warranty of title to the said parties of the second part, as joint tenants with the right of survivorship, that is to say, upon the death of either, the whole shall pass to the survivor in fee simple, the following described real estate, to-wit:

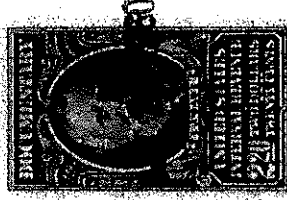
All that certain lot or parcel of land situated in Temperance Magisterial District of Amherst County, Virginia, with a four room house situated thereon containing approximately one-half (1/2) acre, more or less, and situated about one-half (1/2) mile down the river from the old Alhambra Post Office and is described as follows: Beginning at a point in the Old Buck Bowling line at an iron peg five (5) feet from Big Piney River; thence with the Old Buck Bowling line 160 feet in a southerly direction to an iron peg; thence in a westerly direction 130 feet to an iron peg; thence in a northerly direction 75 feet crossing the state road to a point, an iron peg five feet from Big Piney River; thence down the river to an iron peg, the point of beginning, which peg is five (5) feet from Big Piney River. The land herein conveyed is a portion of the land conveyed to Elaine C. Davis and Prentice Campbell by L. C. Campbell and wife by deed dated January 25, 1958, and of record in Amherst County Clerk's Office in Deed Book 118 at page 294, to which reference is here made for further and more particular description.

This land is conveyed subject to reservations of minerals and ores in the aforesaid deed to the parties of the first part. It being the same property which was conveyed to the parties of the first part by Elaine C. Davis

et al, by deed dated March 17, 1958, and of record in Deed Book 190 at page 456.

The grantors herein covenant that they have a right to convey the said land to the grantees; that they have done no act to encumber the same; that the grantees shall have quiet and peaceful possession of the same free from all encumbrances and that the grantors will execute all such further assurances of title as may be requisite.

WITNESS the following signatures and seals:



Chester G. Cash (SEAL)

Ocie A. Cash (SEAL)

STATE OF VIRGINIA,

County of Stafford, to-wit:

I, R. H. L. Chichester, a Commissioner in Chancery for the Circuit Court of Stafford County, Virginia, do hereby certify that this day personally appeared before me Chester G. Cash and Ocie A. Cash whose names are signed to the foregoing deed bearing date on the 3rd day of October, 1960, and acknowledged the same before me in my county aforesaid.

Given under my hand this 7 day of October, 1960.

R. H. L. Chichester
Commissioner in Chancery for the
Circuit Court of Stafford County,
Virginia

VIRGINIA: In the Clerk's Office of the Circuit Court
of Amherst County, Oct 10 1960, 19

This deed was this day received in said office, and,
upon the certificate of acknowledgment thereto
annexed, admitted to record, at 2:15 O'clock A. M.

Testes John E. Sandidge, Clerk
Tax \$2.85 Transfer Fee \$1.00