

140008393

THIS DEED OF DISTRIBUTION AND CONFIRMATION, which is exempt from tax under Virginia Code §§ 58.1-811.A.13 and C.1., made and entered into as of the 24<sup>th</sup> day of November 2014, by and among **RONALD EDWARD SHUEY and GARY LEE SHUEY, Personal Representatives of the Estate of Leona M. Shuey, and GARY LEE SHUEY, individually (Grantors); and GARY L. SHUEY and NANETTE M. SHUEY, husband and wife,** whose address is 241 Stingy Hollow Road, Staunton, Virginia 24401 (Grantees);

*WITNESSETH:*

Recitals:

R-1 Leona M. Shuey died testate on February 11, 2014 in Augusta County, Virginia. Her Will dated June 3, 2013 is probated in Augusta County Will File 140022211. Ronald Edward Shuey and Gary Lee Shuey have qualified and are serving as Personal Representatives of her Estate.

R-2 In Article III.B of her Will, Leona M. Shuey devised a parcel of land estimated to contain 17 acres to Gary Lee Shuey. That parcel of land has now been surveyed and found to contain 18.915 acres. In part, the purpose of this deed is to confirm the description of the property generally described in Article III.B of Leona M. Shuey's Will.

R-3 Gary Lee Shuey, who is also known as Gary L. Shuey, individually, by joining in the execution of this deed, confirms his desire and direction that the property devised to him by Leona M. Shuey be conveyed to himself and Nanette M. Shuey as tenants by the entireties, and they desire that two (2) parcels of land which they currently own and the property devised by Leona M. Shuey be combined into a single parcel as indicated on the attached plat.

COPY

Plat Book 1 Page 0003

NOW, THEREFORE, in consideration of the premises and for the purposes stated therein, Ronald Edward Shuey and Gary Lee Shuey as Personal Representatives of the Estate of Leona M. Shuey grant and convey, with SPECIAL WARRANTY OF TITLE, unto Gary L. Shuey and Nanette M. Shuey, husband and wife, as tenants by the entireties, a tract of land, with all improvements and appurtenances, containing 18.915 acres as described on the attached "Plat Showing a Property Line Adjustment Between Tax Map Parcel 55-46 and Tax Map Parcel 64-67C and The Plat of Addition of Tax Map 65-2B to Newly Adjusted Parcel 64-67C" dated August 11, 2014, made by Shawn Dwayne Swisher, Land Surveyor, for Swisher Land Surveying.

This is part of the property acquired by Marion E. Shuey and Leona M. Shuey, as tenants by the entireties, by a deed dated June 1, 1971 and recorded in Deed Book 572, page 373. Marion E. Shuey died on April 14, 2013 according to an affidavit recorded in Will File 130021954, and upon his death title to the property vested in Leona M. Shuey, and was devised by her to Gary Lee Shuey by Article III.B of her Will as set forth above.


Gary Lee Shuey, individually, joins in the execution of this deed to confirm his request that the property devised to him by Article III.B of Leona M. Shuey's Will be conveyed to him as Gary L. Shuey and Nanette M. Shuey as tenants by the entireties.

Gary L. Shuey and Nanette M. Shuey join in the execution of this deed to confirm their intent that all of the land owned by them shown on the attached plat is to be combined into one existing Tax Map Parcel 64-67C containing 25.720 acres.

This conveyance is made expressly subject to all easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting

constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or otherwise become ineffective.

WITNESS the following signatures and seals the day, month and year first above written.

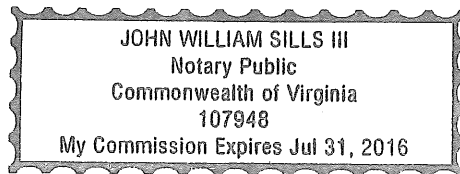
 (SEAL)  
RONALD EDWARD SHUEY  
Personal Representative of the Estate  
of Leona M. Shuey


COMMONWEALTH OF VIRGINIA AT LARGE  
CITY OF STAUNTON, to-wit:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December  
2014 by Ronald Edward Shuey, as Personal Representative of the Estate of Leona M. Shuey.

(SEAL)

  
Notary Public

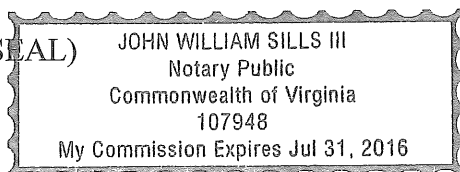



 (SEAL)  
GARY LEE SHUEY  
Personal Representative of the Estate  
of Leona M. Shuey

COMMONWEALTH OF VIRGINIA AT LARGE  
CITY OF STAUNTON, to-wit:

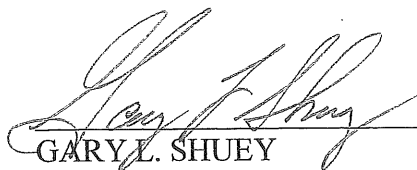
The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December  
2014 by Gary Lee Shuey, as Personal Representative of the Estate of Leona M. Shuey.

(SEAL)



  
Notary Public

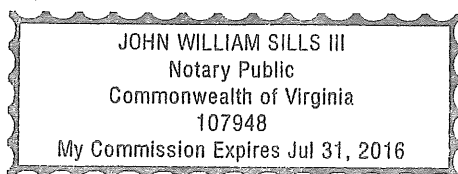
[ONE COUNTERPART SIGNATURE PAGE FOLLOWS]

 (SEAL)  
GARY L. SHUEY

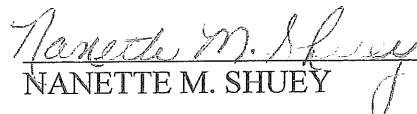
COMMONWEALTH OF VIRGINIA AT LARGE  
CITY OF STAUNTON, to-wit:

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December  
2014 by Gary L. Shuey.

(SEAL)



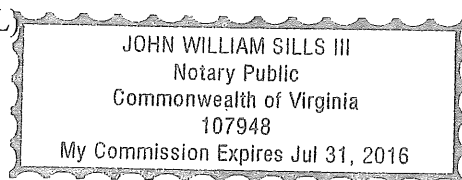
  
Notary Public

 (SEAL)  
NANETTE M. SHUEY

COMMONWEALTH OF VIRGINIA AT LARGE  
CITY OF STAUNTON, to-wit:

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of December  
2014 by Nanette M. Shuey.

(SEAL)



  
Notary Public

F:\61\UWS\Real Estate\SHUEY.29105\Deed Distr.Confirm.Aug. Co. RE.2014.wpd

INSTRUMENT #140008393  
RECORDED IN THE CLERK'S OFFICE OF  
AUGUSTA COUNTY ON  
DECEMBER 17, 2014 AT 02:42PM

JOHN B. DAVIS, CLERK  
RECORDED BY: GOC



My commission expires

9-13-73

I, Evelyn H. Gresham, a Notary Public in and for the county and state aforesaid, do hereby certify that Elmer A. Terry, Jr. and Betty S. Terry, husband and wife, whose names are signed to the foregoing writing, bearing date on the 10th day of May, 1971, have this day acknowledged the same before me in my county and state aforesaid.

Given under my hand this 17<sup>th</sup> day of May

Evelyn H. Gresham  
Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Augusta County. This instrument, with the certificate of acknowledgement thereto annexed, is admitted to record at 10:40 o'clock A.M, June 1, 1971. The State Tax of \$49.50 paid.

Tax-Sec. 58-54.1 \$ ---- Paid.

TESTE: Evelyn H. Gresham CLERK

78277

THIS DEED, made this 1st day of June, 1971, by and between WARD E. RANKIN and WILLIE S. RANKIN, his wife, parties of the first part, and MARION E. SHUEY and LEONA M. SHUEY, husband and wife, parties of the second part;

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

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand and other valuable consideration not herein specifically enumerated, paid by the parties of the second part unto the parties of the first part, at and before the sealing and delivery of this deed, the receipt of all of which is hereby acknowledged, the said WARD E. RANKIN and WILLIE S. RANKIN, his wife, parties of the first part, do hereby grant, bargain, sell and convey, WITH GENERAL WARRANTY OF TITLE, unto the said MARION E. SHUEY and LEONA M. SHUEY, husband and wife, parties of the second part, as tenants by the entireties with the right of survivorship as at common law, the following described real estate, to-wit: All of that certain tract or parcel of land, with all improvements thereon and all rights, privileges and appurtenances thereto belonging, situate in Beverley Manor District of Augusta County, Virginia, about 3-1/2

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BAYLOR, RHEA,  
WRAY, WRAY &  
DEV  
ATTORNEYS AT LAW

miles from the City of Staunton, on the Middlebrook Road, adjoining the lands now or formerly owned by Thomas, Zuber and others, containing 105 acres, 3 rods and 4 poles, more or less, and being the residue of a tract of 108 acres, 3 rods, 23 poles, more or less, after the reservation and exception from the terms of this deed of a tract containing 2.51 acres, more or less, described according to a map and survey made by R. E. Funk, C.L.S., dated May 28, 1971, titled "Map of a Portion of Ward Rankin's Property", said plat being attached to and made a part of this deed as follows: Beginning at a point of the eastern side of Route 802, corner to Clemmer, thence with his line N 56° 36' E 328.58 ft. to an iron pin, thence by two new lines S 29° 36' E 291.83 ft. to an angle iron, thence S 62° 33' W passing an iron at 458.10 ft. for a total of 495.09 ft. to a point on the eastern side of Route 802, thence with four lines on the eastern side of the said road N 6° 43' E 109.69 ft. thence N 9° 11' E 84.90 ft., thence N 5° 43' E 50.00 ft. thence <sup>N</sup> 10° 21' W 59.51 ft. to the beginning, containing 2.51 acres, also less the conveyances to the Commonwealth of Virginia, of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, in Deed Book 380, Page 269, and Deed Book 516, Page 91. The real estate herein conveyed is a portion of the same identical real estate acquired by Ward E. Rankin, of the parties of the first part, by deed of conveyance from Virgil W. Schumacher and wife, by instrument dated March 26, 1948, which said deed is duly of record in the aforesaid Clerk's Office in Deed Book 362, Page 322. Reference to the aforementioned deeds and plat and references therein contained is hereby made for more particular description and derivation of title to the real estate herein conveyed.

This conveyance is made expressly subject to the easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed, which have not expired by a limitation of time contained therein or otherwise become ineffective.

WITNESS the following signatures and seals.

 (SEAL)  
WARD E. RANKIN

 (SEAL)  
WILLIE S. RANKIN

BAYLOR, RHEA,  
WRAY, WRAY &  
DEV  
ATTORNEYS AT LAW  
P. O. BOX 728  
STAUNTON, VA. 24401  
BEVERLY HOTEL

STATE OF VIRGINIA,

COUNTY OF AUGUSTA, to-wit:

I, Theodore M. Stow, a Notary Public in and for the County and State aforesaid, do hereby certify that Ward E. Rankin and Willie S. Rankin, whose names are signed to the foregoing deed, bearing date on the 1st day of June, 1971, have each personally appeared and acknowledged the same before me in my County and State aforesaid.

Given under my hand this 1st day of June, 1971.

My Commission expires June 16, 1971.

Theodore M. Stow  
Notary Public

The accompanying map represents a portion of Ward Rankin's property, situated in Beverley Manor District Augusta County, Virginia, adjoining Clemmer and is bounded as follows; Beginning at a point of the eastern side of Route 802, corner to Clemmer, thence with his line N 56°36'E 328.58 ft. to an iron pin, thence by two new lines S 29°36'E.291.83 ft. to an angle iron, thence S 62°33'W passing an iron at 458.10 ft. for a total of 495.09 ft. to a point on the eastern side of Route 802, thence with four lines on the eastern side of the said road N 6°43'E 109.69 ft. thence N 9°11'E 84.90 ft., thence N 5°43'E 50.00 ft. thence N 10°21'W 59.51 ft. to the beginning, containing 2.51 Ac.

Charles E. Frank  
Reg. Surveyor

194  
3/24/71