

25438

THIS DEED, Made and entered into this the 23rd day of October, 1981, by and between Annie Kathleen Rodgers, single, and Juanita R. Ballew, single, parties of the first part, and Charles Allan Rodgers, party 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 paid, and other good and valuable consideration passing from the party of the second part unto the parties of the first part, for all of which receipt is herewith given, the said Annie Kathleen Rodgers, single and Juanita R. Ballew, single, parties of the first part, do hereby bargain, grant, sell and convey with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, subject to the easements and restrictions of record, unto Charles Allan Rodgers, party of the second part, all that certain lot or parcel of land, together with all improvements thereon, rights, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being in the Riverheads District of Augusta County, Virginia, containing 6.90 Acres as shown on the plat hereto attached entitled "Map of a Portion of the Annie Kathleen Rodgers and Juanita R. Ballew Property" dated September 17, 1981, prepared by R. E. Funk, Land Surveyor, and being a portion of the real estate conveyed to the parties of the first part by deed of Annie Kathleen Rodgers, et als, dated March 19, 1959, and recorded in the Augusta County Circuit Court Clerk's Office in Deed Book 450 at page 560, to which said deed and plat and to the references therein contained, reference is here made for a more particular description of the real estate hereby conveyed as well as the derivation of title.

verified to:
the R. Allen Atty
measured, 19.
19. 1981
to:
will be Sutton;
C. L. H.

AND FURTHER as part of the consideration set forth above, the said Annie Kathleen Rodgers and Juanita R. Ballew, parties of the first part, do hereby grant and convey unto the party of the second part, his successors and assigns, the right to use equally with the parties of the first part water from the spring now supplying water to the residence of the parties of the first part, including the right to install and maintain water lines leading from said spring to the property conveyed herein, and should be in common with the use of said water by the parties of the first part, their successors and assigns.

AND FURTHER for the consideration set forth above, the parties of the first part do hereby grant and convey unto the party of the second part, his heirs and assigns and successors, the right to use the existing right-of-way jointly with the parties of the first part for the purpose of ingress and egress leading from Route 11 through the property transferred above as shown on the plat hereto attached. Permission for the joint use of this right-of-way was granted by the Board of Zoning Appeals of Augusta County on August 4, 1981, by Special Exception Permit #SE81-7. It is expressly understood and agreed by the parties hereto, as evidenced by their signatures at the end of this document, that the costs of maintaining this right-of-way will be shared equally between the parties hereto, their successors and assigns.

Taxes for the year 1981 shall be prorated between the parties as of the date of delivery of this deed.

WITNESS the following signatures and seals:

Annie Kathleen Rodgers (SEAL)
Annie Kathleen Rodgers

Juanita R. Ballew (SEAL)
Juanita R. Ballew

Charles Allan Rodgers (SEAL)
Charles Allan Rodgers

STATE OF VIRGINIA

CITY/COUNTY OF Waynesboro, TO-WIT:

The foregoing instrument was acknowledged before me this 3rd day of November, 1981, by Annie Kathleen Rodgers,

Juanita R. Ballew and Charles Allan Rodgers