

THIS DEED, Made this 29th day of December, 1987, by and between Grace E. BRUBAKER, Trustee under Paragraph FOURTH of the Last Will and Testament of M. G. Brubaker, deceased, party of the first part, and Donald W. MILLER and Margaret F. MILLER, husband and wife, of Linville, Virginia, parties of the second part,

## WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10) cash in hand paid, receipt of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey with SPECIAL WARRANTY OF TITLE, to the parties of the second part, Donald W. Miller and Margaret Miller, husband and wife, as tenants by the entireties with rights of survivorship as at common law, all that certain tract or parcel of land situate in Linville Magisterial District, in the County of Rockingham and State of Virginia. about seven miles North of the City of Harrisonburg, adjoining the lands of Geo. W. Shaver, Joseph Myers, I. C. Sanger and others, containing one hundred forty-eight and one-half (148-1/2) acres, more or less.

Being the identical real estate which was conveyed to Martin G. Brubaker and Nellie F. Brubaker, his wife, by Deed dated April 10, 1926, from Cletus A. and Edna D. Holsinger, husband and wife, which Deed is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 135, page 215. The said Nellie F. Brubaker died intestate January 9, 1978, survived

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by her husband, Martin G. Brubaker. The said Martin G. Brubaker died testate on July 27, 1984, and by his Last Will and Testament, dated September 20, 1978, recorded in the aforesaid Clerk's Office in Will Book 37, page 429, he appointed Grace E. Brubaker as Trustee and authorized her to sell and convey the subject real estate.

This conveyance is made subject to any rights of way, easements, restrictions or covenants of record.

Reference is hereby made to the aforementioned deed, will and records for a more complete description of the real estate herein conveyed and for further derivation of title.

WITNESS the following signatures and seals:

Grace E. Brubaker <sup>Trustee</sup> (SEAL)  
GRACE E. BRUBAKER, TRUSTEE

STATE OF VIRGINIA AT LARGE

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of January, 1988, in Shenandoah Co., Virginia, by Grace E. Brubaker, Trustee.

My commission expires Aug 17, 1991.

Wickie L. Baker  
Notary Public

JAMES WEISSENBORN  
ATTORNEY AT LAW  
NEW MARKET, VIRGINIA  
(540) 740-8100

Grantee's address

RR 1  
Linville, VA 22834<sup>2</sup>

WITNESSETH: In the Clerk's Office of the Circuit Court of Rockingham County,  
the foregoing instrument was this day presented in the office aforesaid, and is,  
together with the certificate of acknowledgment annexed, admitted to record this

5 day of Jan 19 88 at 11:38 A. I certify that

Taxes were paid here, applicants:  
Sec. 58-54 - State 54.50 County 57.50 City \_\_\_\_\_  
Sec. 58-54.1 - State 51.50 County 57.50 City \_\_\_\_\_ Transfer 1.00  
Recording 10.00 TESTE

L. WAYNE HARPER  
CLERK

Deed Book No. 884 Page 210

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