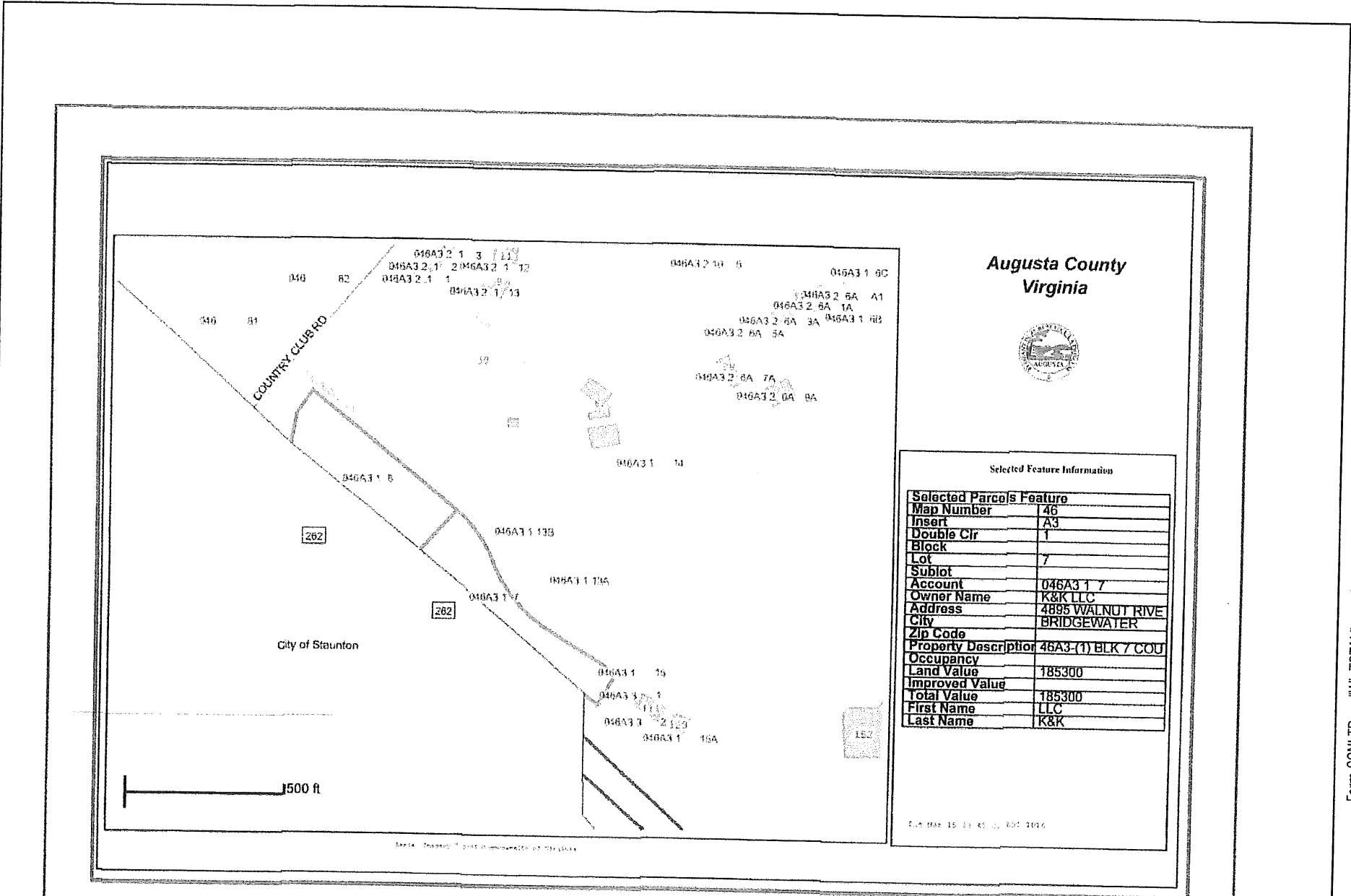


PLAT



Augusta County
Virginia



Selected Feature Information

| Selected Parcel's Feature | |
|---------------------------|--------------------|
| Map Number | 146 |
| Insert | A3 |
| Double Clr | 1 |
| Block | |
| Lot | 7 |
| Sublot | |
| Account | 046A3 1 7 |
| Owner Name | K&K LLC |
| Address | 4885 WALNUT RIVE |
| City | BRIDGEWATER |
| Zip Code | |
| Property Description | 46A3-(1) BLK 7 COU |
| Occupancy | |
| Land Value | 185300 |
| Improved Value | |
| Total Value | 185300 |
| First Name | LLC |
| Last Name | K&K |

10-4 MAR 15 11 41 AM 2014

100001518

PG0004 HAR-20

The title insurance underwriter insuring this deed is unknown to the preparer.
Return to: L. Quinn Kaylor
Consideration: \$425,000.00
Actual Value: \$425,000.00

THIS DEED, made this 14th day of January, 2010, by and between **Weldon W. SCROGHAM** and **Phyllis T. SCROGHAM**, husband and wife, parties of the first part, **GRANTORS**, and **K&K, LLC**, a Virginia limited liability company, party of the second part, **GRANTEE**, whose address is 4895 Walnut River Lane, Bridgewater, VA 22812;

-- WITNESSETH --

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand, and other valuable consideration, paid by the party of the second part to the parties of the first part, at and before the sealing and delivery of this deed, the receipt of which is hereby acknowledged, the said **Weldon W. SCROGHAM** and **Phyllis T. SCROGHAM**, parties of the first part, do hereby grant, bargain, sell and convey, with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE**, unto the said **K&K, LLC**, party of the second part, the following real estate, to-wit:

All that certain lot or parcel of land with all improvements thereon and appurtenances thereunto belonging, situate in **Beverley Manor District, Augusta, Virginia**, containing in the aggregate, 3.999 acres, more or less, between **Woodrow Wilson Parkway (formerly Route 275)**, and fronting a private road, and consisting of two (2) parcels;

PARCEL ONE: 2.244 acres being more particularly designated and described as Lot 8 on a plat entitled "Map Showing Portions of the Country Club of Staunton, Inc. Property," dated December 15, 1988, made by R. E. Funk - Land Surveyor, of record in the Circuit Court Clerk's Office of Augusta County, Virginia, in Plat Book 1, Pages 592 & 593;

PARCEL TWO: adjacent and abutting Parcel One, and consisting of the residue of Lot 7, originally consisting of 2.817 acres, more or less, on the plat referenced above, LESS HOWEVER, those THREE (3) lots or parcels of land, together with all improvements thereon and appurtenances thereunto belonging situate in Beverly Manor District, Augusta County, Virginia, designated as Parcel A containing

Vellines, Cobbs, Goodwin & Glass, P.L.C.
9 Court Square/Echois Building, Staunton, VA 24401
540-885-1205 fax 540-885-7599

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PG0005 MAR-29

District, Augusta County, Virginia, designated as Parcel A containing 0.026 acres, Parcel B containing 0.520 acres and Parcel C containing 0.516 acres as more particularly shown on a Plat entitled "Survey Plat Showing the Property of Shenandoah Investors and Country Club of Staunton, Inc.," dated November 14, 1994, made by Kyle D. Auston, a copy of which plat is recorded in the Clerk's Office in Plat Book 1, Page 2462. The residue is believed to contain 1.755 acres, more or less, and is known as Tax Map parcel 46A3-1-7.

This is the same property acquired by Weldon W. Scrogam and Phyllis T. Scrogam by deed of CTSA Title I, LLC, dated January 2, 2008, of record in the said County Clerk's Office as Instrument #080000093.

Reference is here made to the aforementioned deed, etc., for further description and derivation of title to the real estate herein conveyed and for easements affecting the aforesaid real estate.

Appurtenant to the property herein conveyed is a right of way more particularly set out in an agreement dated June 14, 1988, of record in the Clerk's Office in Deed Book 967, Page 716.

This conveyance is part of a Section 1031 Tax Free Exchange pursuant to the Internal Revenue Code.

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 signature(s).


WELDON W. SCROGHAM


PHYLLIS T. SCROGHAM