

75011

THIS DEED, MADE THIS 20TH DAY OF MAY, 1970, BY AND BETWEEN CHARLES D. CLINEDINST AND NINA H. CLINEDINST, HUSBAND AND WIFE, PARTIES OF THE FIRST PART, AND BENJAMIN J. ZIMMERMAN AND ERMA G. ZIMMERMAN, HUSBAND AND WIFE, PARTIES OF THE SECOND PART,

WITNESSETH THAT:

For and in consideration of Ten Dollars (\$10.00), cash in hand, and other valuable consideration paid by the parties of the second part to the parties of the first part, receipt acknowledged, the parties of the first part have bargained and sold and do hereby grant and convey with English Covenants of title unto the said Benjamin J. Zimmerman and Erma G. Zimmerman, husband and wife, as tenants by the entireties with the right of survivorship as at common law, all that certain lot or parcel of land containing 0.90 of an acre, more or less, together with all rights and appurtenances thereunto belonging or in anywise appertaining, situate and fronting on the northern side of State Route No. 747 about one (1) mile east of the village of Mt. Solon in North River District, Augusta County, Virginia, and being more particularly described according to a survey made by Crawford and Funk, C. L. S., dated May 7, 1970, as follows:

"Beginning at an iron in Hannah's line, said iron being 371.0 ft. northwest along Hannah's line from a point in the center of Route 747, thence with Hannah N 13° 45' W 225.0 ft. to an iron, thence by 3 new lines N 76° 15' E 175.0 ft. to an iron,

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thence S 13° 45' E 225.0 ft. to an iron,
thence S 76° 15' W 175.0 ft. to the
beginning."

A plat of said survey is attached hereto as a part
hereof to be recorded herewith.

Included in this conveyance is a right of way 50 feet
in width extending from State Highway No. 747 across the grantors'
property along the Hannah line to the property herein conveyed
as shown and designated on the aforementioned plat.

This is a small portion of a certain larger tract or
parcel of land containing 48 acres, more or less, conveyed to
the grantors herein by Walton H. McFall and Mattie K. McFall,
his wife, by deed dated September 6, 1950, recorded in the
Clerk's Office of Augusta County, Virginia, in Deed Book 378,
at page 227.

Reference is made to said deed for further description
and derivation of title.

WITNESS the following signatures and seals.

Charles D. Clinedinst (SEAL)
Charles D. Clinedinst

Nina H. Clinedinst (SEAL)
Nina H. Clinedinst

STATE OF VIRGINIA

COUNTY OF AUGUSTA, to-wit:

I, C. W. Allen, a Notary Public
in and for the County aforesaid, in the State of Virginia, do
hereby certify that Charles D. Clinedinst and Nina H. Clinedinst,
husband and wife, whose names are signed to the foregoing deed,
bearing date the 20th day of May, 1970, have personally appeared
before me in my said County and acknowledged the same.

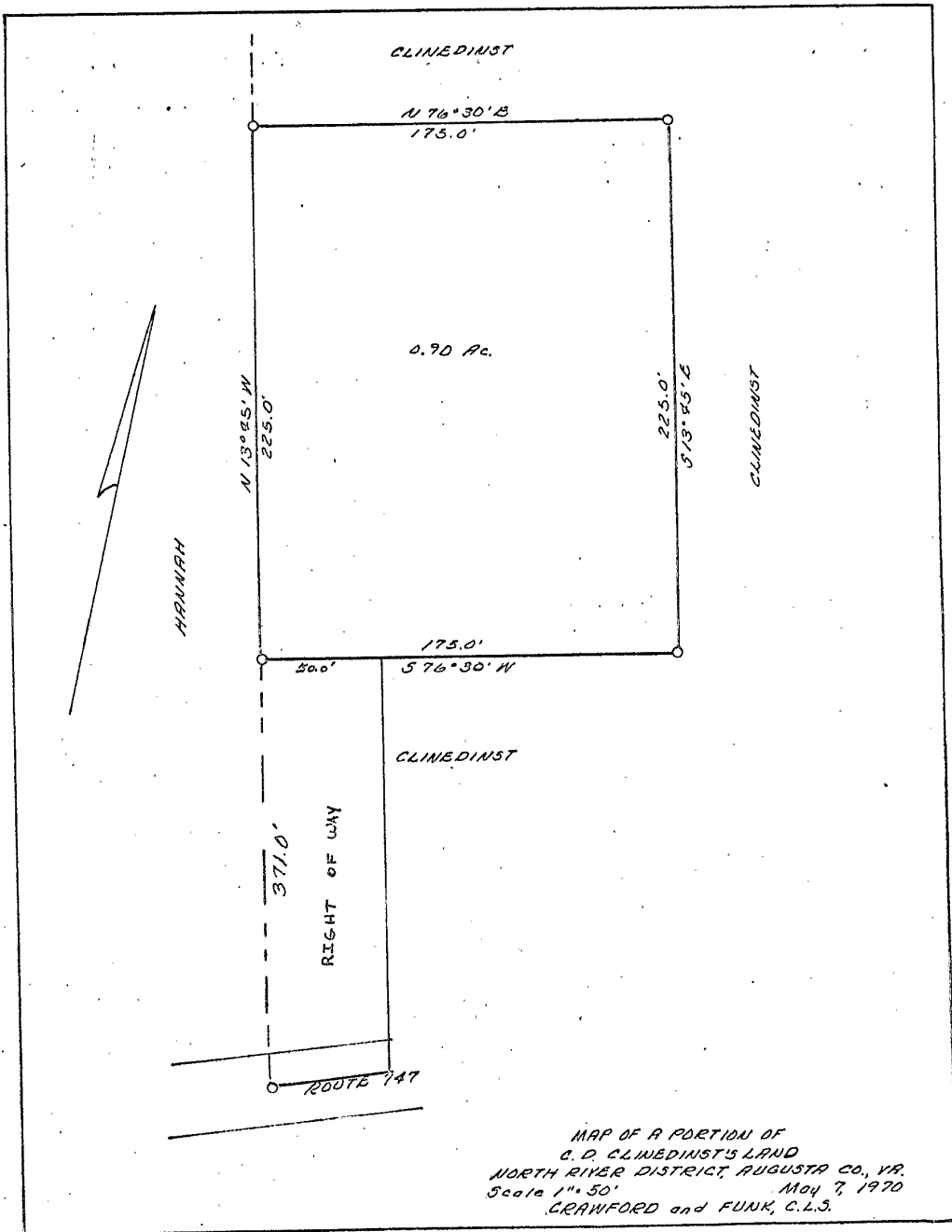
Given under my hand this 20 day of May, 1970.

My commission expires 1-29-74.

C. W. Allen
Notary Public

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75011 D.B. 539 P. 314

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF
 AUGUSTA COUNTY. THIS INSTRUMENT, WITH THE CERTIFICATE
 OF ACKNOWLEDGMENT THERE TO ANNEXED IS ADMITTED TO RECORD
 AT 8:50 O'CLOCK A.M., May 27 1970
 THE STATE TAX OF \$ 0.60 PAID.
 TAX - SEP. 30 - 34 (a) \$ 0.50 PAID.
 TESTE: *Richard L. Starnes* CLERK