

**Rock. Co. Tax Map No. : 28-(A)-77; 28-(A)-78
& 28-(3)-1A**

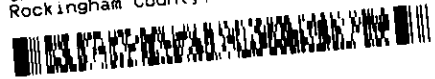
Consideration/Actual Value: \$201,790.00

Title insurer: Fidelity National Title Insurance Co.

**Grantee Address:
14377 North Mountain Road
Broadway, VA 22815**

**Prepared by:
John N. Crist, Esq. – VSB#15745
Hoover Penrod PLC
342 South Main Street
Harrisonburg VA 22801
*JNC/lm/301454/OrebaughTrust to Barlow.doc***

2019-21227 B: 5154 P: 449
08/30/2019 12:01 PM Pages: 5
Grantor Tax: \$202.00
Chaz W. Haywood, Clerk of Court
Rockingham County, VA



THIS DEED is made this 22nd day of August, 2019, by and between JOHN N. CRIST, TRUSTEE of the PAUL L. OREBAUGH REVOCABLE TRUST AGREEMENT dated January 9, 2012, GRANTOR, and JOHN C. BARLOW and VIRGINIA F. RODGERS, GRANTEES;

RECITALS:

(A) By deed dated March 12, 1959, from Emma V. Orebaugh, widow, *et als*, Paul L. Orebaugh acquired Parcels One and Two as described herein, said deed being recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 272, Page 474.

(B) By deed dated December 21, 1972, from W. Neil Turner and Margaret Y. Turner, husband and wife, Paul L. Orebaugh and Geraldine H. Orebaugh, husband and wife, as tenants by the entirety with the right of survivorship as at common law, acquired Parcel Three as described herein, said deed being recorded in said Clerk's Office in Deed Book 424, Page 133.

(C) Geraldine C. Orebaugh died intestate on August 3, 2011, survived by her husband, Paul L. Orebaugh, as her sole Heir-at-Law, a List of Heirs being recorded in said Clerk's Office as Will File #12-186.

(D) Paul L. Orebaugh died testate on February 11, 2018, and by the terms of his Last Will and Testament, probated and recorded in said Clerk's Office as Will File #18-083, appointed John N. Crist as Executor and transferred all of his real estate to the PAUL L. OREBAUGH REVOCABLE TRUST AGREEMENT dated January 9, 2012.

(E) John N. Crist was also appointed as Trustee of said Trust and has sold the real estate herein described to the GRANTEE and desires to make a deed for said property.

NOW, THEREFORE, in consideration of the sum of TWO HUNDRED ONE THOUSAND SEVEN HUNDRED NINETY DOLLARS (\$201,790.00), cash in hand passing from the GRANTEE to the GRANTOR, receipt acknowledged, the GRANTOR does hereby grant and convey with SPECIAL WARRANTY OF TITLE unto JOHN C. BARLOW and VIRGINIA F. RODGERS, as joint tenants with the right of survivorship as at common law, GRANTEES, all those three (3) adjacent tracts or parcels of land situate on either side of Orchard Drive (State Route #881), about two and one half miles northwest of the Town of Timberville, in Plains District, Rockingham County, Virginia, and being more particularly described by survey made by Randall K. Newman, Land Surveyor, dated August 14, 2019, a plat of said survey being attached hereto and made a part hereof, as follows:

PARCEL ONE: All those two (2) certain tracts or parcels of land, one situate on the southwest side of Orchard Drive containing 55.009 acres, more or less, and the other one situate on the northeast side of Orchard Drive containing 0.928 acres, more or less.

PARCEL TWO: All that certain tract or parcel of land containing 3.720 acres, more or less, situate on the southwest side of Orchard Drive and surrounded by Parcel One.

PARCEL THREE: All that certain tract or parcel of land containing 0.371 acre, more or less, situate on the northeast side of Orchard Drive and adjoining the portion of Parcel One on that side of Orchard Drive.

And for the above consideration the GRANTOR also grants to the GRANTEE any and all rights which it may have in and to the cattle crossing under Orchard Drive between the parcels.

This conveyance is subject to the conditions, restrictions, reservations and easements of record, if any, affecting the property hereby conveyed. Reference is made to the deeds, intestacy and Will above mentioned for further description and derivation of title to the property herein conveyed.

WITNESS the following signature.

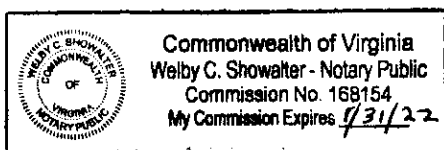
PAUL L. OREBAUGH REVOCABLE TRUST
AGREEMENT Dated January 9, 2012

By: 
JOHN N. CRIST, TRUSTEE

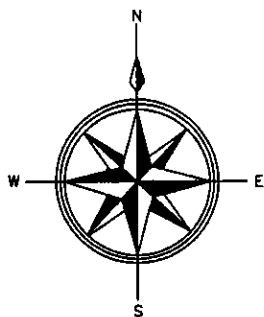
COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, to wit:

The foregoing instrument was acknowledged before me this 30th day of August, 2019, by JOHN N. CRIST, TRUSTEE of the PAUL L. OREBAUGH REVOCABLE TRUST AGREEMENT Dated January 9, 2012, Grantor.

Commission expiration: 1/31/22
Notary Registration No: 168154
(Affix visible Seal)



Welby C. Showalter
Notary Public



- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 300'
- 3 = TAX MAP = 28-A-77 AND 78 AND 28-3-1A AND 2B
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED

- LEGEND
- = IRON PIN FOUND
 - = IRON PIN SET
 - △ = POINT
 - ▲ = PLANTED STONE
 - = POST

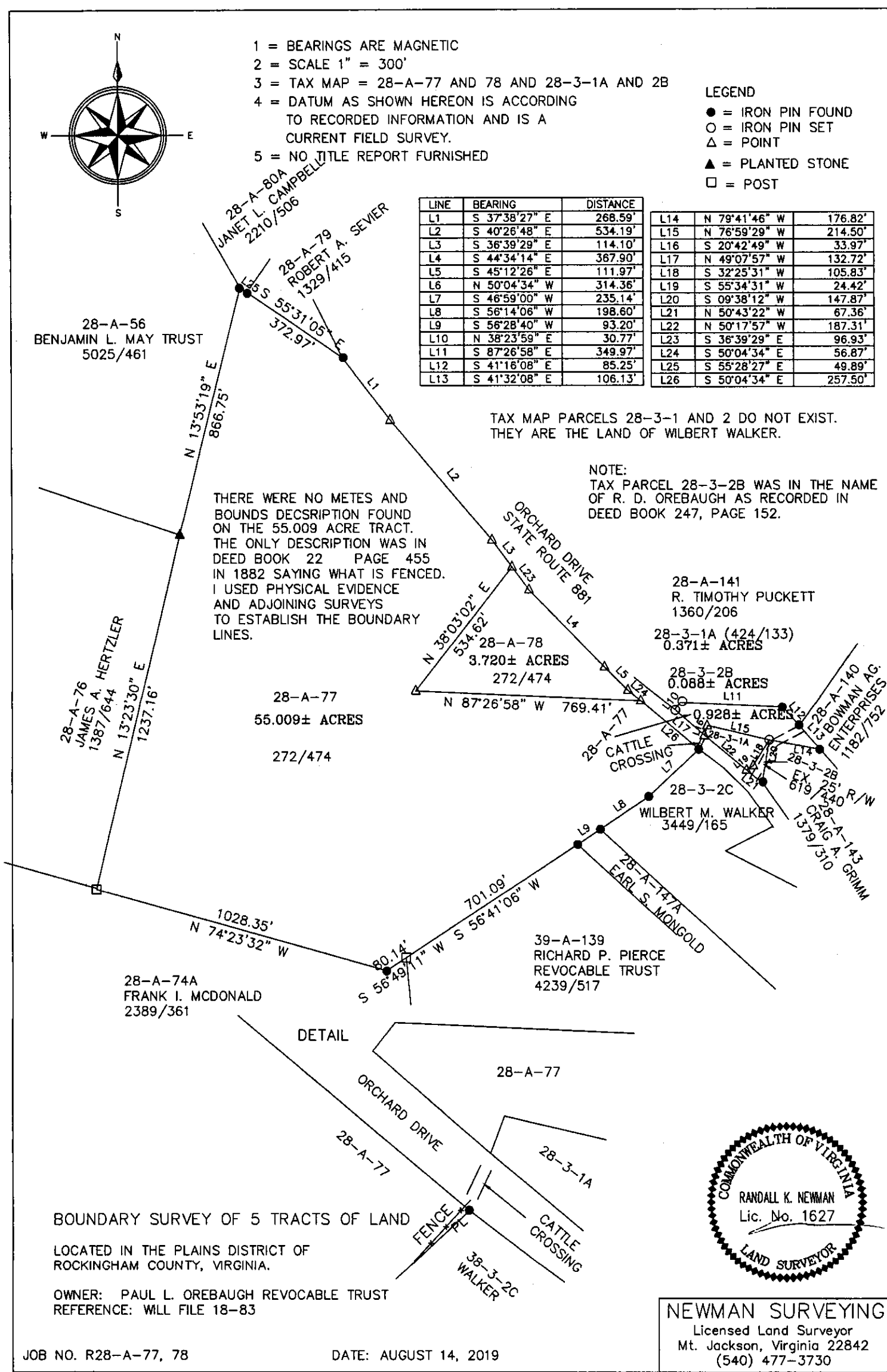
LINE	BEARING	DISTANCE
L1	S 37°38'27" E	268.59'
L2	S 40°26'48" E	534.19'
L3	S 36°39'29" E	114.10'
L4	S 44°34'14" E	367.90'
L5	S 45°12'26" E	111.97'
L6	N 50°04'34" W	314.36'
L7	S 46°59'00" W	235.14'
L8	S 56°14'06" W	198.60'
L9	S 56°28'40" W	93.20'
L10	N 38°23'59" E	30.77'
L11	S 87°26'58" E	349.97'
L12	S 41°16'08" E	85.25'
L13	S 41°32'08" E	106.13'

L14	N 79°41'46" W	176.82'
L15	N 76°59'29" W	214.50'
L16	S 20°42'49" W	33.97'
L17	N 49°07'57" W	132.72'
L18	S 32°25'31" W	105.83'
L19	S 55°34'31" W	24.42'
L20	S 09°38'12" W	147.87'
L21	N 50°43'22" W	67.36'
L22	N 50°17'57" W	187.31'
L23	S 36°39'29" E	96.93'
L24	S 50°04'34" E	56.87'
L25	S 55°28'27" E	49.89'
L26	S 50°04'34" E	257.50'

TAX MAP PARCELS 28-3-1 AND 2 DO NOT EXIST. THEY ARE THE LAND OF WILBERT WALKER.

NOTE:
TAX PARCEL 28-3-2B WAS IN THE NAME OF R. D. OREBAUGH AS RECORDED IN DEED BOOK 247, PAGE 152.

THERE WERE NO METES AND BOUNDS DESCRIPTION FOUND ON THE 55.009 ACRE TRACT. THE ONLY DESCRIPTION WAS IN DEED BOOK 22 PAGE 455 IN 1882 SAYING WHAT IS FENCED. I USED PHYSICAL EVIDENCE AND ADJOINING SURVEYS TO ESTABLISH THE BOUNDARY LINES.



BOUNDARY SURVEY OF 5 TRACTS OF LAND
LOCATED IN THE PLAINS DISTRICT OF
ROCKINGHAM COUNTY, VIRGINIA.
OWNER: PAUL L. OREBAUGH REVOCABLE TRUST
REFERENCE: WILL FILE 18-83



NEWMAN SURVEYING
Licensed Land Surveyor
Mt. Jackson, Virginia 22842
(540) 477-3730