

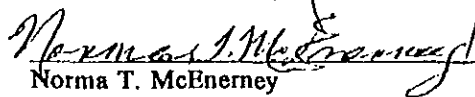
THIS DEED made this 22nd day of November, 1996, by and between Eugene H. McENERNEY and Norma T. McENERNEY, husband and wife, Grantors, and John L. SWARTZENTRUBER, single, Grantee,

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 by the Grantee to the Grantors, and other good and valuable consideration, the receipt whereof is hereby acknowledged at and before the sealing and delivery of this deed, the Grantors do hereby grant and convey with General Warranty and English Covenants of Title, subject to easements, restrictions and reservations of record, unto John L. Swartzentruber, single, Grantee, all that certain lot or parcel of land, containing 12,519 square feet, together with the improvements thereon, and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located at 1615 Central Avenue and fronting on the northwestern side thereof at its intersection with the southwestern side of Laurel Street in the City of Harrisonburg, Virginia, known and designated as LOT 21, SECTION E, PLEASANT HILL ACRES SUBDIVISION, the original plat thereof being of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 368, Page 435, and being further described according to a survey thereof made by David Lee Ingram, L.S., dated November 14, 1996, a metes and bounds description and plat of which are attached hereto and made a part hereof as "Exhibit A" and "Exhibit B," respectively.

This is the same real estate acquired by Eugene H. McEnerney and Norma T. McEnerney, husband and wife, by deed dated July 7, 1970, from Pleasant Hill Developers, Inc., a Virginia corporation, of record in the aforesaid Clerk's Office in Deed Book 381, Page 745.

WITNESS the following signatures and seals.

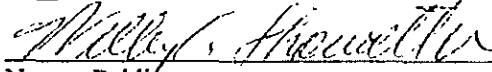
 (SEAL)
Eugene H. McEnerney
 (SEAL)
Norma T. McEnerney

STATE OF VIRGINIA

CITY/COUNTY-OF Harrisonburg to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this
5TH day of December, 1996, by Eugene H. McEnerney and Norma T. McEnerney, husband and
wife.

My commission expires: 1/31/98.


Notary Public

Grantees' Address:

1615 Central Avenue
Harrisonburg, VA 22801

OWB.dd.85655



INGRAM-HAGEN & CO., PLLC 1 P 1 1 3

SURVEYORS • ENGINEERS • PLANNERS • FORESTERS

The following is the metes and bounds description of a 12,519 square foot lot located at the intersection of Laurel Street and Central Avenue in the City of Harrisonburg, Virginia.

Beginning at an iron pipe found in the right-of-way line of Laurel Street, a corner with Lot 22, thence along the right-of-way lines of Laurel Street and Central Avenue

S 53° 20' 00" E 74.56'

thence

CURVE RIGHT

S 08° 26' 00" E
Arc = 23.51'

21.18'
Radius = 15.00'

thence

S 36° 28' 00" W 125.05'

to an iron pipe found, a corner with Lot 20, thence with the line of Lot 20

N 53° 20' 00" W 90.00'

to an iron pipe found, a corner with Lot 22, thence with the line of Lot 22

N 36° 40' 00" E 140.00'

to the beginning enclosing an area of 12,519 square feet as shown on a plat by David Lee Ingram, Licensed Land Surveyor, dated November 14, 1996, attached to and made a part of this description.

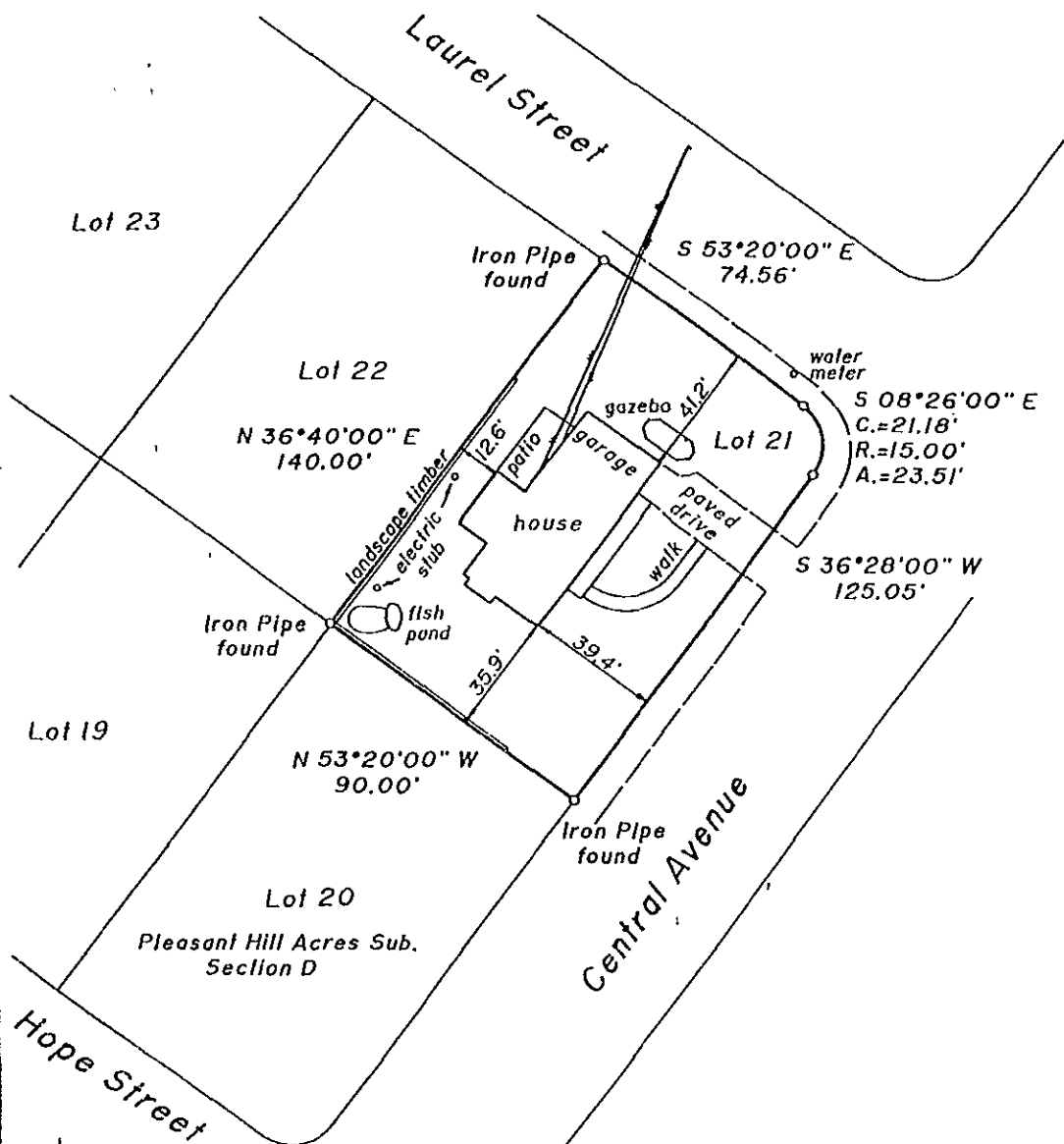
EXHIBIT A

Route 2, Box 204 • 140 Old Bridgewater Road • Mount Crawford, Virginia 22841-9718
Telephone (540) 828-2778 • Facsimile (540) 828-2683

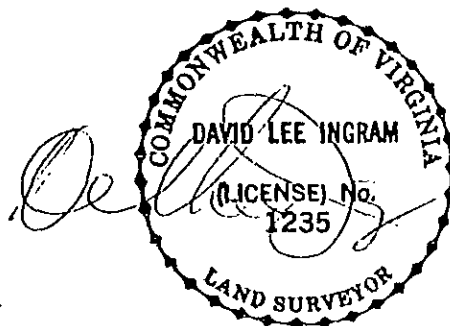
1615 Central Avenue
 Tax Map: 10-E-21
 Owners: Eugene H. McEnerney and Norma T. McEnerney
 See D.B. 381/745 for Title Reference.
 See D.B. 368/435 for Plat Reference.
 This lot falls in F.E.M.A. Flood Zone X.
 Lot area: 12,519 sq.ft.
 Purchasers: John L. Swartzentruber

Scale: 1"=50'
 November 14, 1996

Subdivision North



Title Survey of Lot 21, Section E
 Pleasant Hill Acres Subdivision
 City of Harrisonburg, Virginia



INGRAM - HAGEN & CO., P.L.C.
 Surveyors - Engineers - Planners
 ROUTE 2, BOX 204
 MOUNT CRAWFORD, VIRGINIA 22841
 Telephone (540) 828-2778

THIS IS NOT A TRUE, CERTIFIED COPY
 UNLESS THE SIGNATURE HEREON IS
 AN ORIGINAL SIGNING.

023302

SEP 8 07 11 37

RECORDED

CLERK

L. WAYNE HARPER, CLERK

VIRGINIA: 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
16 day of Dec 19 96 at 1137 AM. I certify that

taxes were paid when applicable:

Sec. 58-54 - State 225.00 County City 75.00

Sec. 58-54.1 - State 75.00 County City 75.00 Transfer 100

Recording 16-00

TESTE

L. WAYNE HARPER
CLERK

Deed Book No. 1461 Page 111

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