

THIS DEED, made this 25th day of May, 1989, by and between CARLOS VICTOR DIEHL, JR. and GLORIA P. DIEHL, husband and wife, parties of the first part, and HENRY RICHARD PRIESMEYER and MARGARET G. PRIESMEYER, husband and wife, parties of the second part,

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 parties of the second part to the parties of the first part, and of other good and valuable consideration, prior to the execution and delivery hereof, the receipt of all of which is hereby acknowledged, they, the said parties of the first part, do hereby bargain, sell, grant and convey with General Warranty and English Covenants of title unto Henry Richard Priesmeyer and Margaret G. Priesmeyer, husband and wife, as tenants by the entirety with the right of survivorship as at common law, parties of the second part, all that certain small lot or parcel of land, together with improvements thereon and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located on the east side of Windsor Road and on the north side of Nelson Drive in Block V, Section 2 of Ashby Heights Subdivision, in the City of Harrisonburg, Virginia, and is described according to metes and bounds survey made by Robert F. Jellum, dated May 8, 1989 as follows:

Beginning at the original corner of Lots 2, 3 and 4, thence with a line of Lots 4 and 3 N 41°59'07" E 1.42' thence with a new line through Lot 2 S 14°30'11" E 36.43' to a point in the line of Lot 3, thence with said Lot 3 N 16°24'28" W 35.66' to the beginning and enclosing an area of 22 square feet.

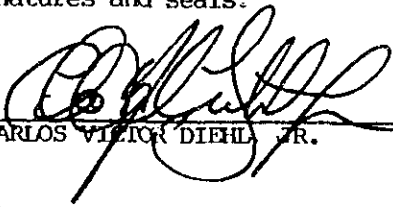
A plat is attached hereto and made a part hereof.

The above described property is the same real estate conveyed unto the grantors herein by a deed dated April 18, 1978 from Richard Maxon Senfield and Clare Senfield, which deed is of record in the Clerk's Office of Rockingham County, Virginia in Deed Book 521, at page 567.

Reference is made to said plat and deed for further description and derivation of title to the real estate hereby conveyed.

This deed is made expressly subject to 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 herein conveyed, which have not expired by limitation of time contained therein, or otherwise become ineffective.

WITNESS the following signatures and seals:


CARLOS VICTOR DIEHL, JR. (SEAL)

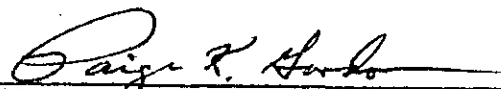

GLORIA P. DIEHL (SEAL)

STATE OF VIRGINIA AT LARGE,

CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 6th day of June, 1989, by Carlos Victor Diehl, Jr. and Gloria P. Diehl, husband and wife.

My commission expires December 8, 1990.


NOTARY PUBLIC

SCALE: 1"=30'
DATE: 8 MAY 89



INDICATES OLD PROPERTY LINE

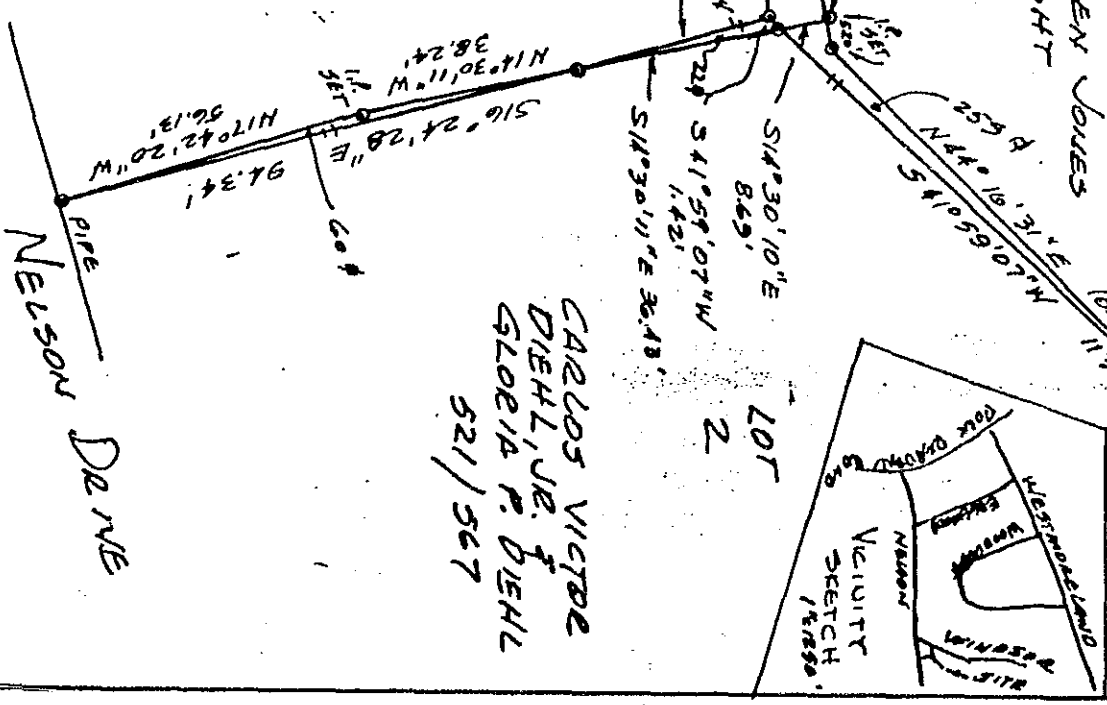
WINDSOR ROAD

PROPERTY EXCHANGE SURVEY
OF 4 PARCELS OF LAND
BETWEEN LOTS 2, 3, & 4
ASHBY HEIGHTS SUBDIVISION,
SECTION 2, BLOCK II
HAELISONDORF, VIRGINIA

HENRY RICHARD 3
& MARGARET G.
PRIESMEYER
816/605

ROGER ALLEN JONES
& PATRICIA WRIGHT
JONES
694/554
LOT 4

CARLOS VICENTE
DIEHL, JR. &
GLOEIA P. DIEHL
521/567



RECORDED
INDEXED

89 JUN -8 PM 4:24

006029

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
8 day of June 19 89 at 4:24 PM. I certify that

taxes were paid when applicable:

Sec. 58-54 - State .15 County City .05

Sec. 58-54.1 - State County City Transfer 1.00

Recording 10.00 TESTE

L. WAYNE HARPER
CLERK

Deed Book No. 961 Page 238