



Prepared by Christopher A. Jones, PLLC
300 Neff Avenue, Harrisonburg, Virginia 22801
Bar ID 45517 (540) 434-7575

Consideration: \$0.00
TAX MAP # 52-A-200 (portion)

The existence of title insurance is unknown to the preparer of this deed.

THIS DEED OF GIFT made this April 13, 2021, by and between **RONALD H.**

MCPHERSON, party of the first part, Grantor, **ISAAC N. SEEKFORD, III** and **KIMBERLY**

D. SEEKFORD, husband and wife, party of the second part, Grantees, and **KENT ALTON**

BARE, party of the third part, Grantor. Exempt from recordation taxes pursuant to Section 58.1-

811(D) of the Code of Virginia. This is a division pursuant to Section 16.9 (b) of the

Subdivision Code of Rockingham County, Virginia. No further non-family divisions of this

parcel shall be permitted.

WITNESSETH:

That for and in consideration of the love and affection between the parties hereto, the said party of the first part does hereby grant and convey with General Warranty and English Covenants of Title, subject to easements and restrictions of record, unto said ISAAC N. SEEKFORD, III and KIMBERLY D. SEEKFORD, husband and wife, Grantees, as tenants by the entirety with the right of survivorship, the following described real estate:

All that certain lot or parcel of land containing 1.248 acres, more or less, together with all improvements thereon and all rights, privileges, appurtenances and easements thereunto belonging or in anywise appertaining, situate in Plains District, Rockingham County, Virginia, and being shown and designated as "1.248 ± ACRES" on a survey dated March 19, 2021, by Randall K. Newman, L.S., a plat of which is attached hereto and recorded herewith; TOGETHER WITH a non-exclusive, appurtenant easement for ingress and egress and for the running of utilities, over, across and under the Grantor's adjoining land, which easement is shown as "PROPOSED 20' R/W" on the aforesaid plat. By their acceptance and recordation of this deed, the party of the second part agrees to maintain said easement in proportion to their joint use with others.

The real estate herein conveyed is a portion of the real estate acquired by the party of the first part by that certain deed from Sandra L. McPherson, dated January 10, 1992, of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia in Deed Book 1114, page 308.

The party of the third part hereby conveys unto the party of the first part and unto the party of the second part, a non-exclusive, appurtenant easement for ingress and egress and for the running of utilities over, across and under the property owned by the party of the third part, which is shown as "PROPOSED 20' R/W" on the aforesaid plat. By their acceptance and recordation of this deed, the party of the first part and the party of the second part agree to maintain said easement in proportion to their joint use with others.

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 limitation of time contained therein or otherwise become ineffective.

WITNESS the following signature and seal:



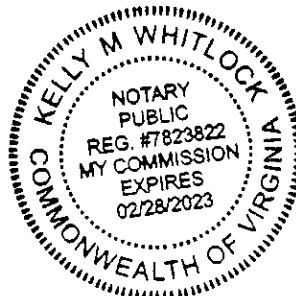
RONALD H. MCPHERSON (SEAL)

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Rockingham, to-wit:

The foregoing instrument was acknowledged before me this 28 day of June, 2021, by RONALD H. MCPHERSON.

My commission expires: 2/28/2023 Kelly M Whitlock
Notary Public

Notary Registration No: 7823822



Kent Bare (SEAL)
KENT ALTON BARE

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF Rockingham, to-wit:

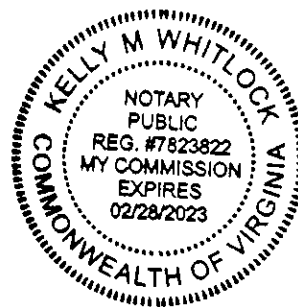
The foregoing instrument was acknowledged before me this 28 day of
June, 2021, by KENT ALTON BARE.

My commission expires: 2/28/2023 Kelly M Whitlock
Notary Public

Notary Registration No: 7823822

Grantee's Address:

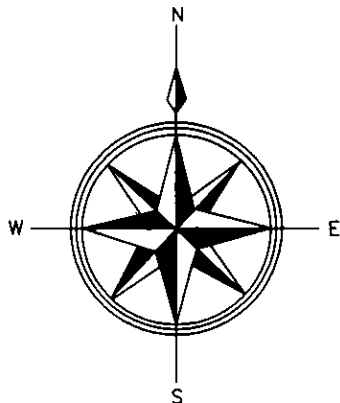
12031 Wampler Rd.
Broadway, Va. 22815



DIVISION OF LAND APPROVED THIS 24 DAY OF JUN 21
UNDER AUTHORITY OF ROCKINGHAM COUNTY CODE SECTION 16-9
DEFINITION OF SUBDIVIDE, SUBPARAGRAPH. (b) Zoned A-1

Dian M. Sepkank AGENT
ROCKINGHAM COUNTY BOARD OF SUPERVISORS

This deed was prepared without the benefit of a title examination by its preparer.



- 1 = BEARINGS ARE MAGNETIC
- 2 = SCALE 1" = 100'
- 3 = TAX MAP = 52-A-200
- 4 = DATUM AS SHOWN HEREON IS ACCORDING TO RECORDED INFORMATION AND IS A CURRENT FIELD SURVEY.
- 5 = NO TITLE REPORT FURNISHED
- 6 = OTHER RIGHTS OF WAY AND EASEMENTS IF ANY, ARE NOT SHOWN

LINE	BEARING	DISTANCE
L1	N 23°55'47" E	14.08'
L2	N 32°06'37" E	137.36'
L3	N 59°09'12" E	31.02'
L4	S 81°12'18" E	36.93'
L5	S 64°36'16" E	111.42'
L6	S 66°29'11" E	34.12'
L7	S 54°25'52" E	50.77'
L8	S 22°24'51" E	39.64'
L9	S 08°24'01" W	58.27'
L10	S 22°33'46" W	147.59'
L11	S 08°42'41" W	31.02'
L12	S 28°50'38" E	61.05'

THIS PROPERTY IS SHOWN IN FLOOD ZONE X ZONED A1

GRADE WILL NOT EXCEED 10% ON PROPOSED RIGHT OF WAY UNLESS APPROVED BY THE COUNTY. PROPOSED ROAD BED WIDTH WILL BE 12' ON THE 20' R/W.

THE POULTRY HOUSES ARE OVER 150 FEET FROM THE NEW DIVISION LINE.

LEGEND

- = IRON PIN FOUND
- = IRON PIN SET
- △ = POINT

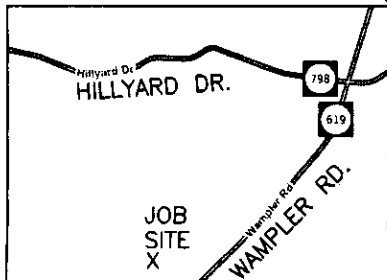
52-A-201A
PETR V. MAZUR,
2113/96

THERE IS A TRAILER ON THE 1.248 AC. TRACT. SEE SEPTIC PERMIT DATED 7/18/95. JUST SAYS RESERVE AREA. NOT HOW MUCH.

RESIDUE OF 52-A-200 THE SEPTIC DRAINFIELD AREA SHALL REMAIN OPEN AND AVAILABLE FOR USE.

THERE IS A HOUSE ON THE RESIDUE. SEE SEPTIC PERMIT DATED 9-27-66.

VICINITY MAP



THERE IS A DWELLING ON THE 1.248 ACRE TRACT AND ALL BUILDINGS MEET SETBACK REQUIREMENTS ALONG NEW DIVISION LINES. 35' FRONT AND 15' SIDE.

THE TRAILER ON THIS LOT IS TO BE REMOVED.

THE 1.248 ACRE TRACT IS A PORTION OF 52-A-200 AND IS A NON-FAMILY DIVISION. SEE SECTION 16-9-b.

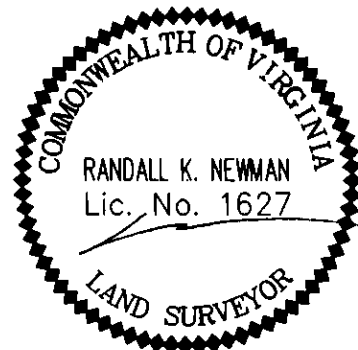
NON-FAMILY DIVISION SURVEY

LOCATED IN THE PLAINS DISTRICT, ROCKINGHAM COUNTY, VIRGINIA.

OWNER: RONALD H. MCPHERSON
REFERENCE: DEED BOOK 1114. PAGE 308

JOB NO. R52-A-200

DATE: JUNE 11, 2021



NEWMAN SURVEYING
Licensed Land Surveyor
GROTTOES, VIRGINIA 24441
(540) 421-6232