

No. 1017

DEED AND PLATExamined 8/18/
delivered to Jo
Gordon, Route
208, Stanley,
Mail

THIS DEED, made and entered into this 17th day of June, 1976,
by and between William R. Gifford and Elizabeth M. Gifford,
husband and wife, PARTIES OF THE FIRST PART, and John H. Gordon
and Nell P. Gordon, husband and wife, as tenants by the entirety,
PARTIES OF THE SECOND PART,

WITNESSETH:

That for and in consideration of the sum of TEN (\$10.00)
DOLLARS, cash in hand paid, and other good and valuable consider-
ation, the receipt of all of which is hereby acknowledged, the
parties of the first part do hereby bargain, grant, sell and
convey with General Warranty and English Covenants of Title unto
John H. Gordon and Nell P. Gordon, husband and wife, as tenants
by the entirety with the right of survivorship as at common law
and not as tenants in common, all of those two adjoining lots or
parcels of land, together with all improvements thereon and all
rights and appurtenances thereunto belonging, lying and being
situate on State Route #622 in Marksville Magisterial District of
Page County, Virginia, bounded and described on the attached plat
and survey made thereof by John R. Hudson, Jr., C.L.S. on April
26, 1976, as follows, to-wit:

TRACT 1: "BEGINNING at (A), a point on the western Right-of
Way line of State Route 624 approximately 0.5 miles south of Marksvilk
thence with the said Right-of-Way $S09^{\circ}06'02''W$ 24.37 feet to (B),
a point, corner to Hilliard, thence first with Hilliard and then
Long $N55^{\circ}23'07''W$ passing thru an iron pipe found at 6.19 feet,
1336.04 feet in all to (C), an iron pipe set corner to Long, thence
with Long as follows $S54^{\circ}41'27''W$ 318.84 feet to (D), an iron pipe
found, thence $S34^{\circ}50'03''W$ 264.00 feet to (E), an iron pipe set,
thence $S11^{\circ}20'03''W$ 108.90 feet to (F), an iron pipe set, thence
 $S28^{\circ}35'03''W$ 142.73 feet to (G), an iron pipe set, thence $S06^{\circ}20'$
 $05''W$ 111.39 feet to (H), a locust stump, thence $S22^{\circ}04'11''W$ 182.77

feet to (I), an iron stake found, corner to Lucas, thence with Lucas as follows $S30^{\circ}58'51''W$ 298.34 feet to (J), an iron pin found, thence $S54^{\circ}30'26''W$ 189.11 feet to (K), an iron pipe set, corner to C. E. and J. McCoy, thence with McCoy $N50^{\circ}21'39''W$ 328.96 feet to (L), an iron pin found, thence first with C. E. & J. McCoy and then Hoyt McCoy in part $S84^{\circ}53'42''W$ 1115.43 feet to (M), an iron pipe set in the eastern Right-of-Way line of State Route 622, thence with said Right-of-Way line as follows $N13^{\circ}23'00''W$ 190.57 feet to (N), a point, thence $N11^{\circ}55'35''W$ 203.36 feet to (O), a point, thence $N09^{\circ}24'11''W$ 110.59 feet to (P), an iron pipe set, corner to Marvin McCoy, thence leaving said Right-of-Way and with McCoy $N14^{\circ}27'49''E$ 16.49 feet to (Q), a 22" black oak, corner to Good, thence with Good $N22^{\circ}29'23''W$ 29.47 feet to (R), an iron pipe set in the eastern Right-of-Way line of Virginia Route 622, thence with the said Right-of-Way line as follows $N09^{\circ}24'11''W$ 11.94 feet to (S), a point, thence $N16^{\circ}31'41''W$ 114.59 feet to (T), a point, thence $N26^{\circ}38'47''W$ 92.98 feet to (U), a point, thence $N30^{\circ}13'53''W$ 58.40 feet to (V), a point thence $N22^{\circ}29'26''W$ 23.33 feet to (W), an iron pipe set, corner to Good, thence with Good $N05^{\circ}00'23''E$ 186.40 feet to (X), a point, corner to Long, said point (X) being referenced by a found iron pipe 1.40 feet from (X) in the line (W-X), thence with Long as follows $S89^{\circ}34'50''E$ 1195.38 feet to (Y) a corner fence post; thence $N34^{\circ}41'22''E$ 888.52 feet to (Z), a cedar post in concrete, found, thence $S55^{\circ}23'07''E$ 2266.79 feet to (A), the point of beginning, point A being referenced by a corner post 16.34 feet from (A) in line (Z-A), the said parcel of land containing 54.1890 acres, and

TRACT 2: "BEGINNING at (WW), an iron pipe set in the western right of way line of State Route 622 corner to Marvin McCoy, thence with McCoy as follows, $N17^{\circ}36'17''W$ 29.75 feet to (XX), an iron pipe set, thence $N16^{\circ}08'55''E$ 8.97 feet to (YY), an iron pipe set on the western right of way line of State Route 622, thence

with the said right of way as follows S09°24'11"E 28.92' to (ZZ), a point, thence S11°55'35"E 8.62 feet to (WW), the point of beginning, the said Tract 2 containing 69 square feet, and being the same real estate which was conveyed to William R. Gifford and Elizabeth M. Gifford, husband and wife, by deed of J. R. Mims and Ethel S. Mims, his wife, bearing date on the 15th day of April, 1964, and of record in the Clerk's Office of Page County, Virginia in Deed Book No. 214 at Page 331, which was made subject to the reservation of a life estate for and during the natural lives of J. R. Mims and Ethel S. Mims, his wife, both of whom are now deceased, to which said plat and deed, reference is hereby made.

WITNESS the following signatures and seals.

William R. Gifford

William R. Gifford (SEAL)
Elizabeth M. Gifford (SEAL)

Elizabeth M. Gifford

COMMONWEALTH OF VIRGINIA,

COUNTY OF PAGE, TO-WIT:

I, *Dianna R. Barham*, a Notary Public, of and for the County aforesaid, State of Virginia, do hereby certify that William R. Gifford and Elizabeth M. Gifford, husband and wife, whose names are signed to the foregoing writing, bearing date on the 17th day of June, 1976, have acknowledged the same before me in my County and State aforesaid.

Given under my hand this 2nd day of July, 1976.

My commission expires July 12, 1978.

Dianna R. Barham

Notary Public

VIRGINIA: In the Clerk's Office of the Circuit Court of Page 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 2nd day of July, 1976, at 2:35 P.M.

Sec. 58-54 - State 202.50 County 67.50
Sec. 58-54.1 - State 67.50 County 67.50
Transfer 1.00 Recording 10.00

TESTE: LUTHER E. MILLER, CLERK.

SURVEY OF GIFFORD PROPERTY

MARKSVILLE DISTRICT
PAGE COUNTY, VIRGINIA

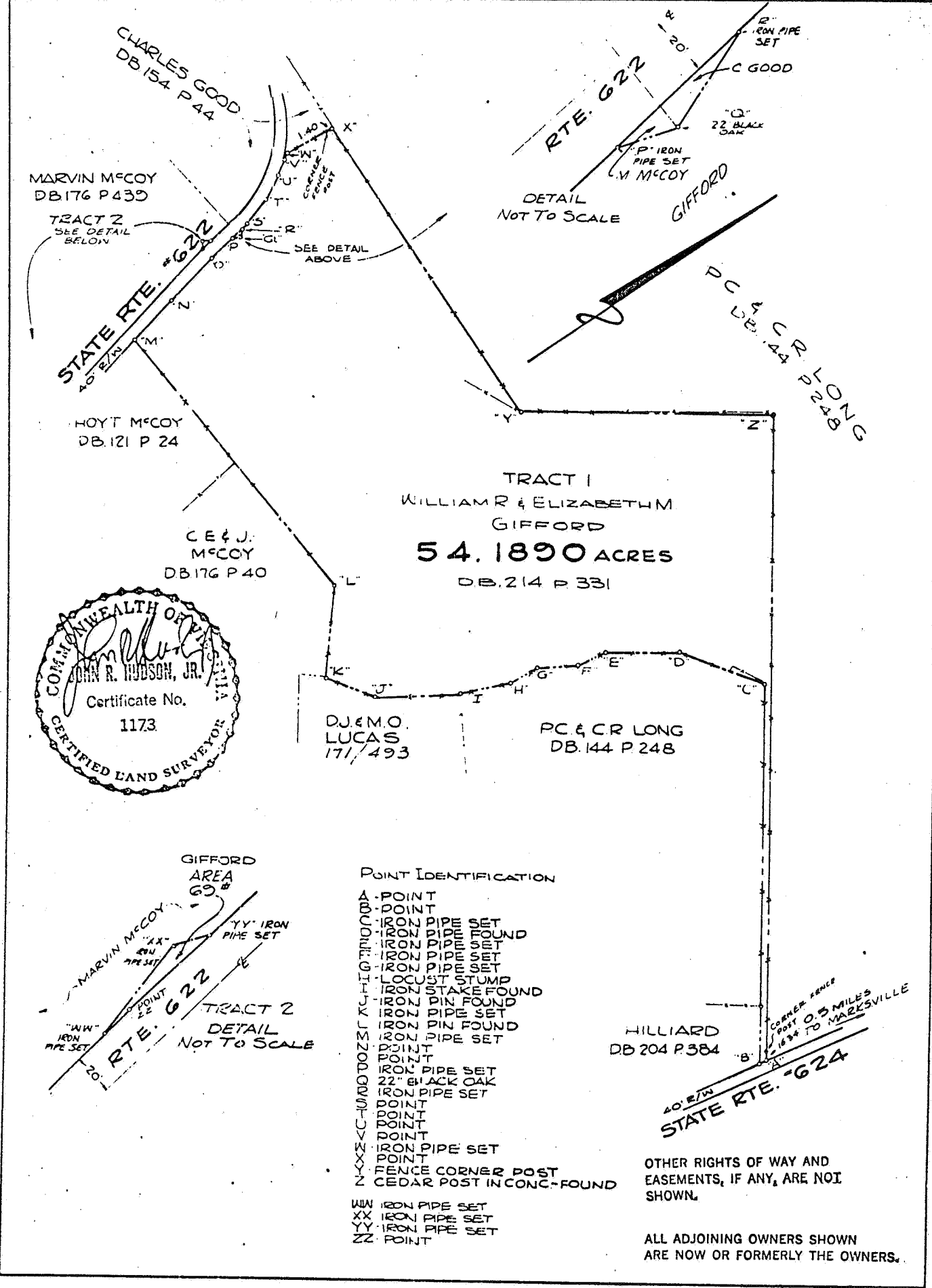
Date: APRIL 26, 1976

JOHN R. HUDSON JR.
CERTIFIED LAND SURVEYOR
LURAY, VIRGINIA 22835

Scale 1" = 400'

Project No. 179

Sheet 1 of 2



POINT IDENTIFICATION

- A - POINT
- B - POINT
- C - IRON PIPE SET
- D - IRON PIPE FOUND
- E - IRON PIPE SET
- F - IRON PIPE SET
- G - IRON PIPE SET
- H - IRON PIPE SET
- I - LOCUST STUMP
- J - IRON STAKE FOUND
- K - IRON PIN FOUND
- L - IRON PIPE SET
- M - IRON PIPE SET
- N - IRON PIPE SET
- O - IRON PIPE SET
- P - IRON PIPE SET
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- U - IRON PIPE SET
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- WW - IRON PIPE SET
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- UUU - IRON PIPE SET
- VVV - IRON PIPE SET
- WWW - IRON PIPE SET
- XXX - IRON PIPE SET
- YYY - IRON PIPE SET
- ZZZ - POINT
- AAA - IRON PIPE SET
- BBB - IRON PIPE SET
- CCC - IRON PIPE SET
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- WWW - IRON PIPE SET
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- YYY - IRON PIPE SET
- ZZZ - POINT

OTHER RIGHTS OF WAY AND EASEMENTS, IF ANY, ARE NOT SHOWN.

ALL ADJOINING OWNERS SHOWN ARE NOW OR FORMERLY THE OWNERS.