

THIS DEED, made this 7th day of August, 2001, by and between **MICHAEL G. BRANNER** and **RENEE B. BRANNER**, husband and wife, GRANTORS, and **RICHARD E. YOUNG** and **MARGARET A. YOUNG**, husband and wife, GRANTEES.

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 Grantees to the Grantors and of other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title unto **RICHARD E. YOUNG and MARGARET A. YOUNG**, husband and wife, as tenants by the entirety with the rights of survivorship as at common law, Grantees herein, all that certain lot or parcel of land containing 10,666 square feet, more or less, together with any improvements thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located at 2100 Lake Terrace Drive and fronting on the northern side thereof in the City of Harrisonburg, Virginia, just north of the Park View section of said City (formerly Rockingham County, Virginia) and being shown and designated as **LOT 209B** on a plat entitled **REDIVISION OF LOT 209, SECTION 11, HARMONY HEIGHTS**, prepared by Bobby L. Owens, L.S.,

Portion of 53 M 1
LSE:clm
Drafted by:

CLARK & BRADSHAW, P.C.
ATTORNEYS AT LAW
92 NORTH LIBERTY STREET
P. O. BOX 71
HARRISONBURG, VIRGINIA
8/7/01 22803
18,416AB

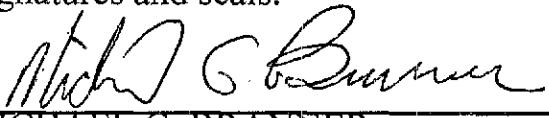
dated July 19, 2001, which said plat and Owner's Consent and Dedication is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1948, page 499, and being more particularly shown on the attached physical survey prepared by Bobby L. Owens, L.S., dated August 1, 2001.


The real estate herein conveyed is a portion of the property acquired by the Grantors herein by deed dated December 9, 1999, from Harman Realty, Inc., a Virginia corporation, which is recorded in the aforesaid Clerk's Office in Deed Book 1764, Page 248.

The lot herein conveyed is SPECIFICALLY SUBJECT TO the Restrictive Covenants for Harmony Heights, Section 11, dated April 10, 1997, recorded in the aforesaid Clerk's Office in Deed Book 1484, page 668.

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.

 (Seal)
MICHAEL G. BRANNER

 (Seal)
RENEE B. BRANNER

COMMONWEALTH OF VIRGINIA,
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction
aforesaid this 15th day of August, 2001, by MICHAEL G. BRANNER and
RENEE B. BRANNER, husband and wife.

My commission expires: 6/30/2004.

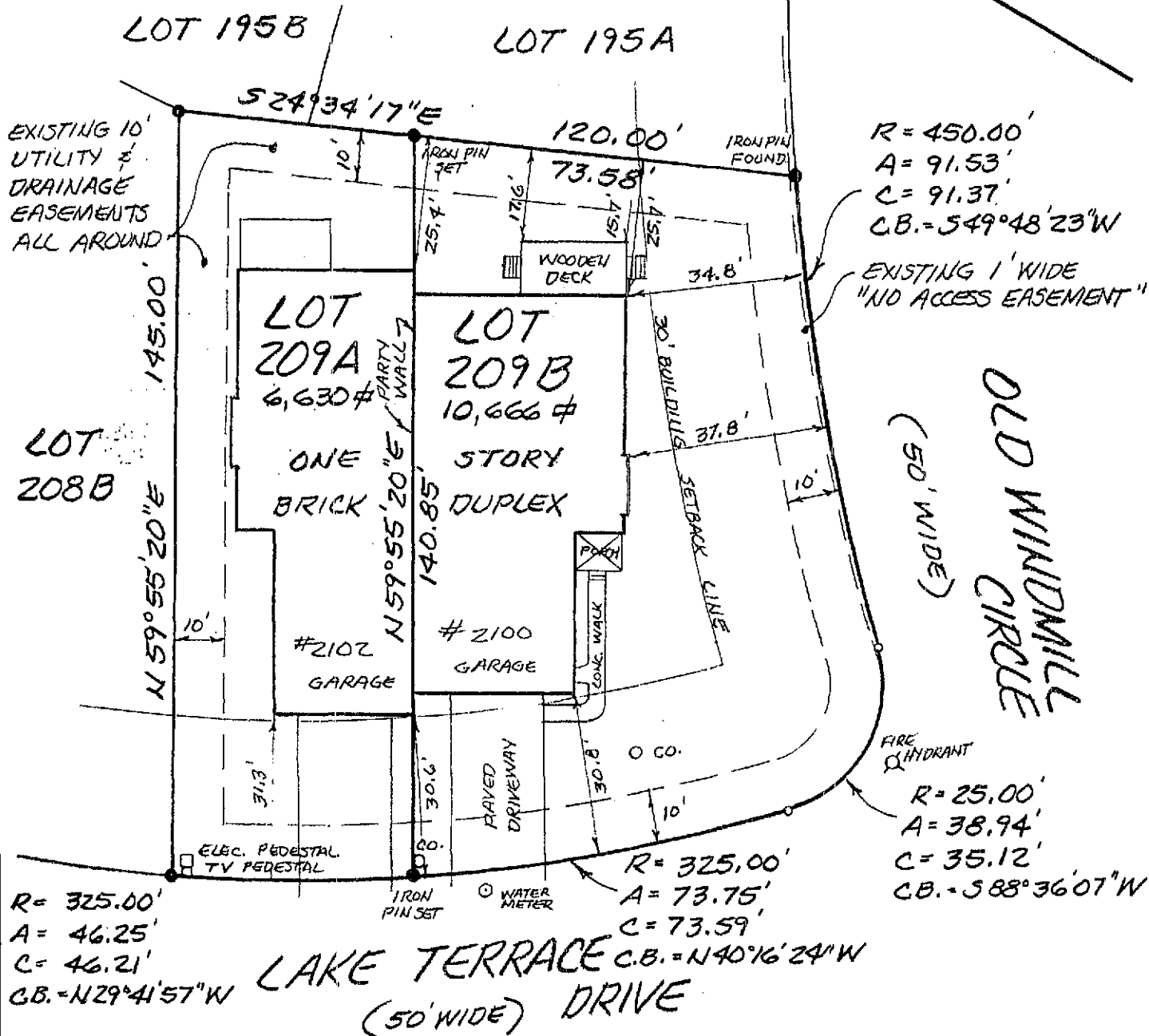

NOTARY PUBLIC

Upon Recordation Return to
Grantees' Mailing Address:

2100 Lake Terrace Drive
Harrisonburg, VA 22802

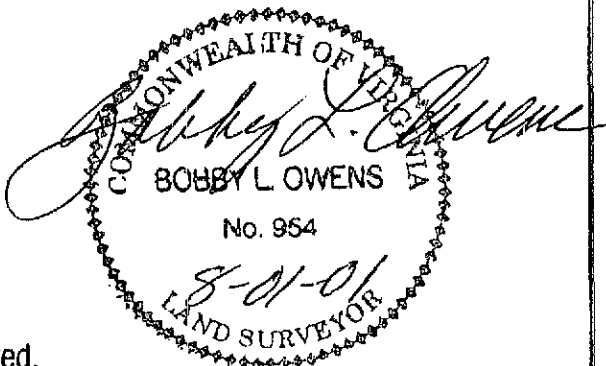
- THIS PROPERTY IS IN ZONE X ON PANEL I OF THE CITY OF HARRISONBURG FLOOD INSURANCE RATE MAP. PANEL I NOT PRINTED.
- UNDERGROUND UTILITIES, IF ANY, ARE NOT SHOWN.

B1954P790



PHYSICAL SURVEY OF LOT 209 B
HARMONY HEIGHTS, SECTION II
CITY OF HARRISONBURG, VIRGINIA
SCALE: 1" = 30' **AUGUST 1, 2001**

PRESENT OWNERS:
MICHAEL G. & RENEE B. BRANNER
 DEED BOOK 1764, PAGE 248
 SEE PLAT AT DB. 1463, P. 396 &
 REDIVISION PLAT DB. 1948, P. 499
 PORTION TAX PARCEL 53 (M) 1
 ADDRESS: 2100 LAKE TERRACE DR.



To all parties interested in title to premises surveyed.
 This survey was actually made on the ground per
 record description and is correct. There are no
 encroachments either way across property lines
 except as shown.

BOBBY L. OWENS, C. L. S.
 HARRISONBURG, VIRGINIA 22801

B 1954 P 791

01 AUG 17 1954

RECORDED
INDEXED
L. WAYNE HARPER, CLERK

020651

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 acknowledgement annexed, admitted to record this
15 day of August, 20 01 at 427 M. I certify that
taxes were paid when applicable:
Sec. 58-54 - State 88.50 County _____ City 89.50
Sec. 58-54.1 - State 89.50 County _____ City 89.50 Transfer 1.00
Recording 37.00 TESTE

L. WAYNE HARPER
CLERK

Deed Book No 1954 Page 787

1675.00