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THIS DEED made this 21st day of April, 1995, by and between LESTER G. CUBBAGE and ANNE B. CUBBAGE, husband and wife, GRANTORS, and KENT R. FOLSOM and KAREN K. FOLSOM, husband and wife, GRANTEES,

WITNESSETH:

THAT for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration passing from the GRANTEES to the GRANTORS, the receipt of which is hereby acknowledged, the said GRANTORS have bargained and sold and do hereby grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said KENT R. FOLSOM and KAREN K. FOLSOM, husband and wife, GRANTEES, as tenants by the entirety with the right of survivorship as at common law, all that certain lot or parcel of land containing 24,814 square feet, more or less, together with improvements and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, situate at 1515 Cumberland Drive and fronting on the northwestern side thereof, just south of Massanetta Springs in Ashby District, Rockingham County, Virginia, and being known and designated as LOT 121, SECTION 6 of LAKEWOOD, according to a plat of said subdivision made by Bobby L. Owens, C.L.S., dated September 18, 1989, together with the dedication thereof, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 998, Page 92, and being more particularly described by survey made by Robert F. Jellum, Land Surveyor, dated April 15, 1995, a plat of said survey being attached hereto and made a part hereof.

HOOVER, PENROD  
DAVENPORT & CRIST  
ATTORNEYS AT LAW  
HARRISONBURG VIRGINIA

01341P477

The property conveyed was acquired by the GRANTORS by deed dated August 24, 1994, from Betty S. Gentry-Metzler, married and sole owner, recorded in said Clerk's Office in Deed Book 1299, Page 34.

Reference is hereby made to the deed and plat above mentioned for further description and derivation of title to the property herein conveyed.

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 signatures and seals.

Lester G. Cubbage (SEAL)  
LESTER G. CUBBAGE

Anne B. Cubbage (SEAL)  
ANNE B. CUBBAGE

STATE OF VIRGINIA AT LARGE  
CITY OF HARRISONBURG, to-wit:

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of April, 1995, by LESTER G. CUBBAGE and ANNE B. CUBBAGE, husband and wife.

My commission expires: 4/30/98

Kenneth M. Cunniff  
Notary Public

GRANTEES' ADDRESS:  
1515 Cumberland Drive  
Harrisonburg, VA 22801

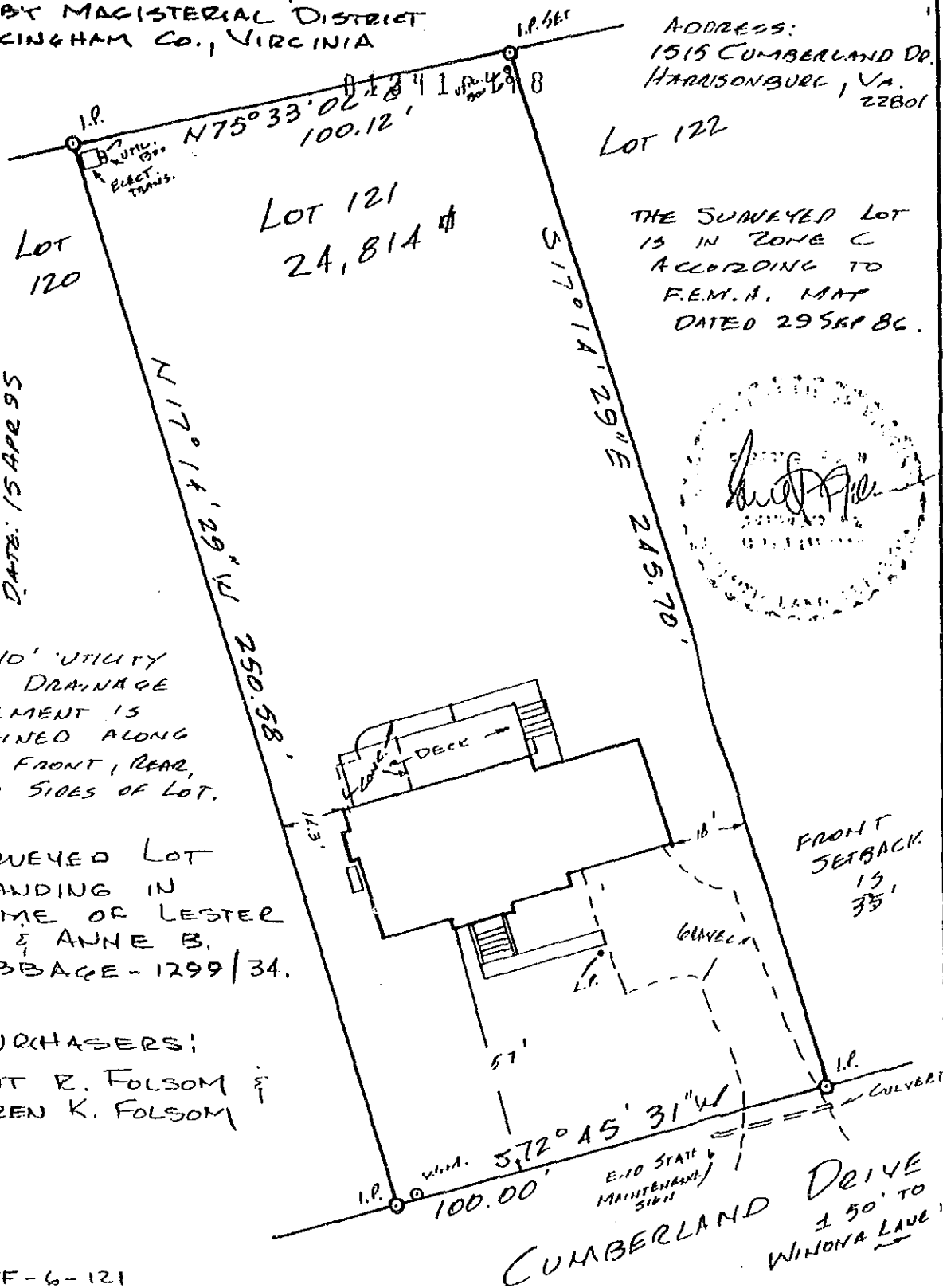
HOOVER, PENROD  
DAVENPORT & CRIST  
ATTORNEYS AT LAW  
HARRISONBURG VIRGINIA

# TITLE SURVEY

LOT 121, LAKEWOOD, SECTION 6  
ASHBY MAGISTERIAL DISTRICT  
ROCKINGHAM CO., VIRGINIA

SEE PLAT OF LAKEWOOD  
SECTION 6 - 998/95.

ADDRESS:  
1515 CUMBERLAND DR.  
HARRISONBURG, VA.  
22801



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 th.  
28 day of April 1995 at 11:54 AM. I certify that

taxes were paid when applicable:

Sec. 58-54 - State 470.25 County 158.75 City \_\_\_\_\_

Sec. 58-54.1 - State 156.75 County 156.75 City \_\_\_\_\_ Transfer 1.00

Recording 13.00

TESIE

L. WAYNE HARPER  
CLERK

Red Book No. 1341 Page 476

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RECORDED

COUNTY