

B 2 7 1 8 P 3 5 7

THIS DEED made this 2nd day of August, 2005, by and between JEFFREY M. ROBB, party of the first part, grantor, and KAREN E. ROHRER, single, party of the second part, grantee,

WITNESSETH:

Tax Map No.: 36-Q-2

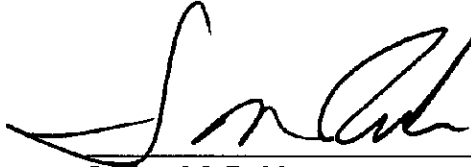
That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the party of the second part to the party of the first part, and other good and valuable consideration, the receipt whereof is acknowledged at and before the sealing and delivery of this deed, said party of the first part does hereby grant and convey with General Warranty and English Covenants of Title, subject to easements and restrictions of record, unto said KAREN E. ROHRER, single, party of the second part, all that certain lot or parcel of land containing 9,948 square feet, more or less, together with the improvements thereon, and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located at 519 West Market Street and fronting on the southern side thereof in the City of Harrisonburg, Virginia, known and designated as LOT 2, BLOCK 4, BROOKLAND ADDITION to Harrisonburg on a plat thereof recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 99, page 416 and being shown on a plat thereof made by Robert F. Jellum, C.L.S., dated March 16, 1983 and updated August 1, 2005, which is attached hereto, made a part hereof and recorded herewith.

The real estate herein conveyed is the identical property acquired by the grantor herein by deed dated October 8 2004, of record in the aforesaid Clerk's Office in Deed Book 2565, page 447, from Diannia Faye Thompson.

File 10656

Reference is hereby made to the aforesaid deed and plats for a more particular description and derivation of title to the real estate herein conveyed.

WITNESS the following signature and seal:

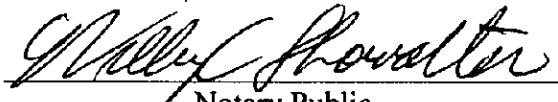
 (SEAL)
Jeffrey M. Robb

STATE OF VIRGINIA, at large,

CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me this 12th day of August, 2005, by Jeffrey M. Robb.

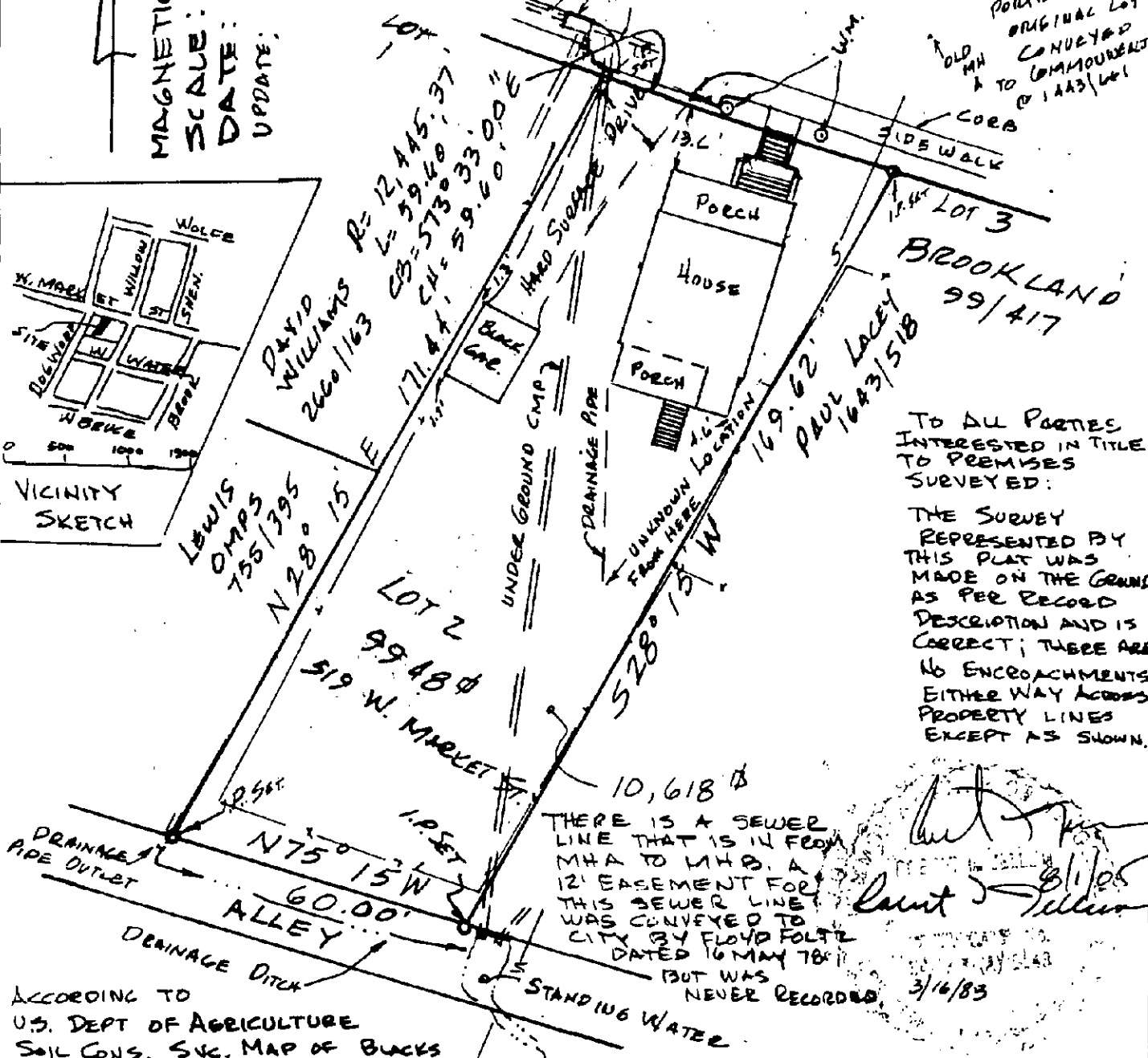
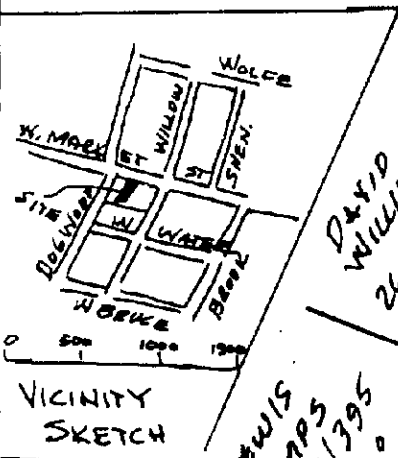
My commission expires 1/31/06


Notary Public

Grantee's address: 519 W. Market Street
Harrisonburg, VA 22801

MAGNETIC NORTH
SCALE: 1"=30'
DATE: 16 MAR 83
UPDATE: 1 AUG 05

2718P359 SURVEYED LOT STANDING IN
NAME OF JEFFREY M.
MARKET STREET ROBB-2665/AA7



TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED:
THE SURVEY REPRESENTED BY THIS PLAT WAS MADE ON THE GROUND AS PER RECORD DESCRIPTION AND IS CORRECT; THERE ARE NO ENCROACHMENTS EITHER WAY ACROSS PROPERTY LINES EXCEPT AS SHOWN.

THERE IS A SEWER LINE THAT IS IN FROM MHA TO MHA. A 12" EASEMENT FOR THIS SEWER LINE WAS CONVEYED TO CITY BY FLOYD FOLTZ DATED 16 MAY 78 BUT WAS NEVER RECORDED. 3/16/83

Jeffrey M. Robb
3/16/83

ACCORDING TO U.S. DEPT OF AGRICULTURE SOIL CONS. SVC. MAP OF BACKS RUN THIS LOT IS NOT WITHIN FLOOD HAZARD AREA.

PLAT OF LOT 2 - BLOCK 4 -
BROOKLAND

PURCHASER:
KAREN E. ROHGER

LOCATED ON THE SOUTH SIDE OF
W. MARKET ST. 60' EAST OF SOUTH
DOGWOOD STREET IN HARRISONBURG
VIRGINIA

05 AUG 12 PM 1:21

ROCKINGHAM COUNTY
CIRCUIT COURT
L. WAYNE HARPER, CLERK

025236

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
12 day of AUGUST, 2008 at 1:21 P M. I certify that
taxes were paid when applicable:
Sec. 58-54 - State 350⁰⁰ County _____ City 116⁶⁷
Sec. 58-54.1 - State 70⁰⁰ County _____ City 70⁰⁰ Transfer 100
Recording 31⁰⁰ Copies 2⁰⁰ TESTE

L. WAYNE HARPER

CLERK

Deed Book No 2718 Page 357

64067