

THIS DEED made this the 18th day of July, 1957,  
 by and between WILLIAM E. SCHLUSEMEYER and ADELE R.  
 SCHLUSEMEYER, his wife, parties of the first part; and  
 WILLIAM E. SCHLUSEMEYER, Trustee of Lake and Country  
 Realty Trust, dated February 10, 1938, originally recorded  
 in the Clerk's Office, Farmington, Massachusetts and now

SCHLUSEMEYER  
 WILLIAM E.  
 & UX

TO (B & S)

SCHLUSEMEYER  
 WILLIAM E.  
 TEE

*See Vol. B 203 Rec 386*  
*File delivered To*  
*T. F. Mason this 9th*  
*Day of Sept., 1957.*  
*See Vol. B 197 Rec 41*  
*W. E.*

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recorded also in the Clerk's Office of the Circuit Court of Fauquier County, Virginia in Deed Book 183 at page 349, party of the second part.

WITNESSETH: that for an in consideration of the sum of TEN DOLLARS and other valuable considerations moving between the parties hereto, and paid by the party of the second part to the parties of the first part, receipt of which is hereby acknowledged at and before the signing and delivery of this deed, the said parties of the first part have bargained and sold, and by this deed do hereby bargain, sell, grant and convey with GENERAL WARRANTY OF TITLE unto William E. Schlusemeyer, Trustee of Lake and Country Realty Trust, the party of the second part, the following described real estate, to-wit:

All that certain lot or parcel of land, lying and being near the Town of Warrenton, Fauquier County, Virginia adjoining the Sub-division known as Broadview Acres, and more particularly adjoining Gay Street in said Subdivision on the Northwestern side of said street, and being more particularly described as follows according to plat and survey of R. M. Bartenstein, dated July 12, 1957 which is attached to and recorded with and as a part of this deed:

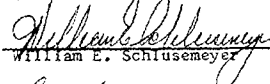

Beginning at a point on the west side of Gay Street at its intersection with Gold Cup Drive, thence running with Gold Cup Drive N60°44'10" W 29.32 feet to a point corner to the residue of the Schlusemeyer property, thence running with said residue with a 20.00 foot radius curve to the left for an arc distance of 30.72 feet, thence N31°15'50"E 101.52 feet, thence with a 715.08 foot radius curve to the right for an arc

distance of 95.66 feet, thence N38°55'42"E 1529.78 feet to a point, thence S77°44'40"E 11.19 feet to a point in the line of the Lake and Country Realty Trust Company, said point being the intersection of the north side of Gay Street with the original line of Broadview, thence with the west side of Gay Street as follows; S38°55'42"W 1581.97 feet, thence S31°15'50"W 167.77 feet to the point of beginning, said tract constitutes a strip of property, which when added to Gay Street makes said street 40.00 wide and said strip contains 17,502 Square Feet.

This being a part of the property known as "Broadview Farm" which was conveyed to the said William E. Schlusemeyer by Martin Vogel, Jr. by deed dated June 22, 1953 and recorded in Deed Book 183 at page 351 in the Office of the Clerk of the Circuit Court of Fauquier, Virginia, to which said deed and other records of the Clerk's Office aforesaid reference is hereby made for a more particular description herein conveyed.

TO HAVE AND TO HOLD the above granted lands and premises, together with all rights, ways, easements and appurtenances thereto belonging or in anywise appertaining unto him, the said William E. Schlusemeyer, Trustee of Lake and Country Realty Trust, the said party of the second part, in fee simple forever.

WITNESS the following signatures and seals.

 (SEAL)  
William E. Schlusemeyer  
 (SEAL)  
Adele R. Schlusemeyer

STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

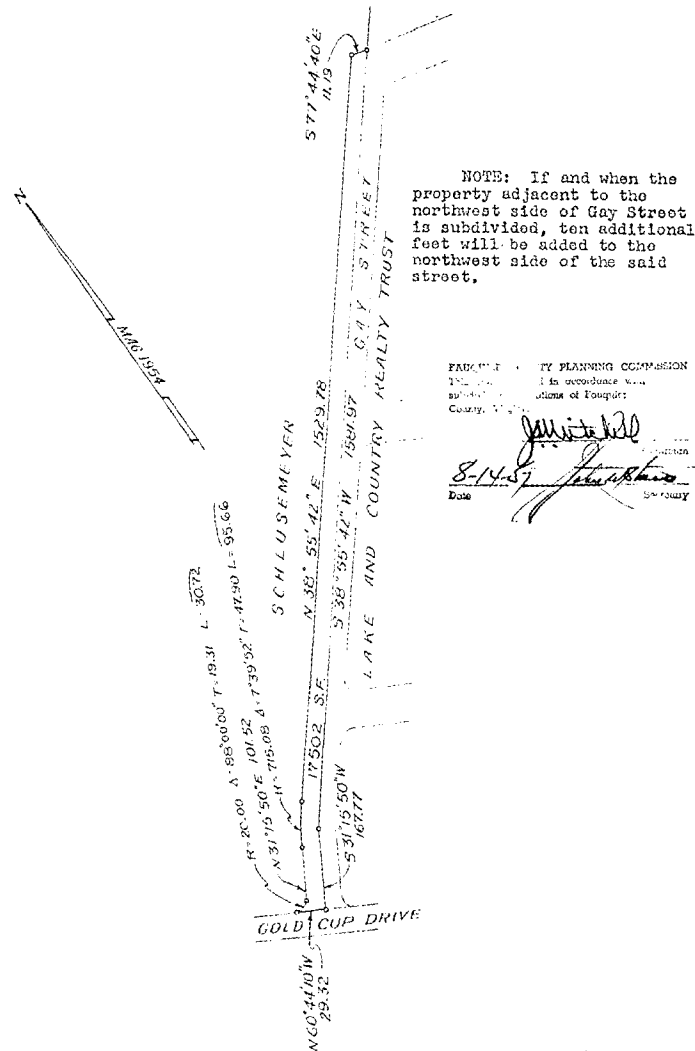
I T. F. MASON, JR., a Notary Public in and for the State and County aforesaid, whose commission expires on the 9<sup>th</sup> day of NOVEMBER 1959, do hereby

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SCHLUSEMEYER PROPERTY

CENTER DISTRICT, FAUQUIER COUNTY, VIRGINIA  
BY R. M. BARTENSTEIN & ASSOCIATES, WARRENTON, VA.  
VA. CLS NO. 549 NO. 626 VA. CCE NO. 768 NO. 1209  
NOT DRAWN TO SCALE - SHEET 1 OF 2 12 JULY 1957

J. H. Bantenstein



NOTE: If and when the property adjacent to the northwest side of Gay Street is subdivided, ten additional feet will be added to the northwest side of the said street.

FOURTH COUNTY PLANNING COMMISSION  
The Commission is in accordance with  
subordinate regulations of Fourcort  
County, Virginia.

8-14-57 *[Signature]*  
Date *[Signature]* Sec. 100

SCHLUSEMEYER PROPERTY

Sheet 2 of 2

This is to certify that I made a survey of a portion of the William E. Schlusmeyer property known as Broadview and described in Deed Book 183, page 352 Fauquier County Virginia Records. The said property is described as follows:

Beginning at a point on the west side of Gay Street at its intersection with Gold Cup Drive, thence running with Gold Cup Drive N60°44'10"W 29.32 feet to a point corner to the residue of the Schlusemeyer property, thence running with said residue with a 20.00 foot radius curve to the left for an arc distance of 30.72 feet, thence N31°15'50"E 101.52 feet, thence with a 715.08 foot radius curve to the right for an arc distance of 95.66 feet, thence N38°55'42"E 1529.78 feet to a point, thence S77°44'40"E 11.19 feet to a point in the line of the Lake and Country Realty Trust Company, said point being the intersection

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**LOTS 19 THROUGH 102 BLOCK B  
BROADVIEW ACRES**  
CENTER DISTRICT - FAUQUIER COUNTY - VIRGINIA  
SCALE: 1"=100'-0" SHEET 1 OF 3 7 SEPTEMBER 1956

ALL DISTANCES IN FEET  
A INDICATES PERMANENT SIGNUMENTS TO BE SET BELOW GROUND

THIS SUBDIVISION KNOWN AS LOTS 19 THROUGH 102 BLOCK B BROADVIEW ACRES ADJOINING AND LYING WEST OF BLOCK A BROADVIEW ACRES LOCATED IN CENTER DISTRICT, FAUQUIER COUNTY, VIRGINIA, APPROXIMATELY ONE MILE NORTHWEST OF WARREN, VIRGINIA, AS THE SAME APPEARS IN THIS PLAT, IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, TRUSTEES, ETC. GIVEN UNDER MY HAND THIS 7<sup>TH</sup> DAY OF SEPTEMBER 1956

*William E. Schlusemeyer*  
WILLIAM E. SCHLUSEMEYER, TRUSTEE

**SURVEYORS CERTIFICATE**

I, R. M. BARTENSTEIN, VIRGINIA CERTIFIED SURVEYOR #549 DO HEREBY CERTIFY THAT THE LAND IN THIS SUBDIVISION IS NOW IN THE NAME OF THE LAKE AND COUNTRY REALTY TRUST AND THAT IT WAS ACQUIRED O.B. 183 PAGE 351, FAUQUIER COUNTY VIRGINIA RECORDS FROM MARTIN VOGLER, JR.

I, FURTHER, CERTIFY THAT THIS SUBDIVISION IS WHOLLY WITHIN THE ABOVE MENTIONED TRACT, THAT THE COURSES AND DISTANCES ARE ACCURATELY CALCULATED, AND THAT SUFFICIENT PERMANENT CONTROLS ARE SET AND WILL BE SET FOLLOWING GRADING OPERATIONS, SO THAT THE PLAT MAY BE ACCURATELY REPRODUCED ON THE GROUND.

GIVEN UNDER MY HAND THIS 7<sup>TH</sup> DAY OF SEPTEMBER, 1956

*R. M. Bartenstein*  
R. M. BARTENSTEIN - VIR. C.E. #549

STATE OF VIRGINIA COUNTY OF FAUQUIER, TO WIT:  
I, J. F. MASON JR., A NOTARY PUBLIC FOR THE COUNTY OF FAUQUIER IN THE STATE OF VIRGINIA HEREBY CERTIFY THAT WILLIAM E. SCHLUSEMEYER WHOSE NAME IS SIGNED TO THE FOREGOING STATEMENT OF CONSENT DATED SEPTEMBER, 1956 HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY COUNTY AND STATE.

MY COMMISSION EXPIRES 9 NOVEMBER 1959.

*J. F. Mason Jr.*  
NOTARY PUBLIC

PLAT NO. 10000 PLANNED SUBDIVISION

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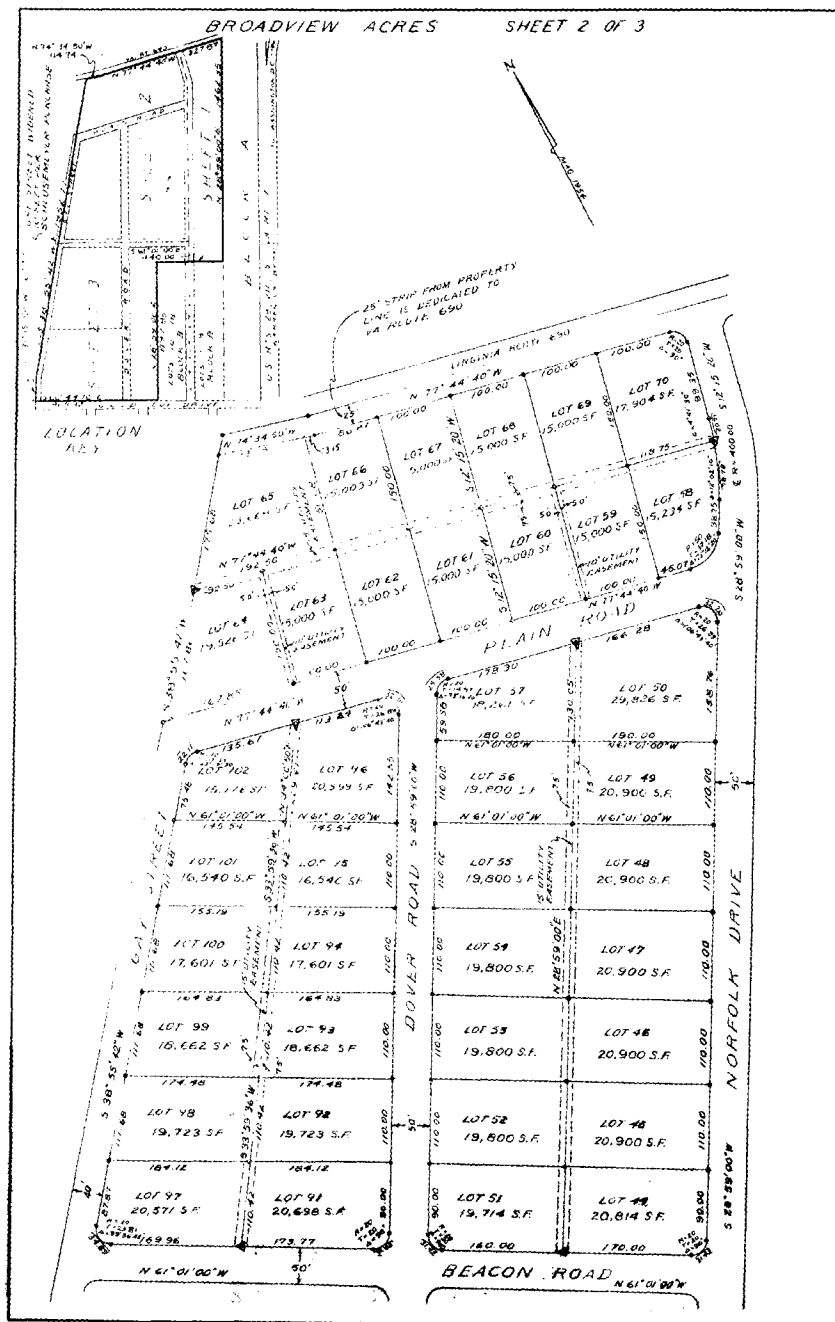
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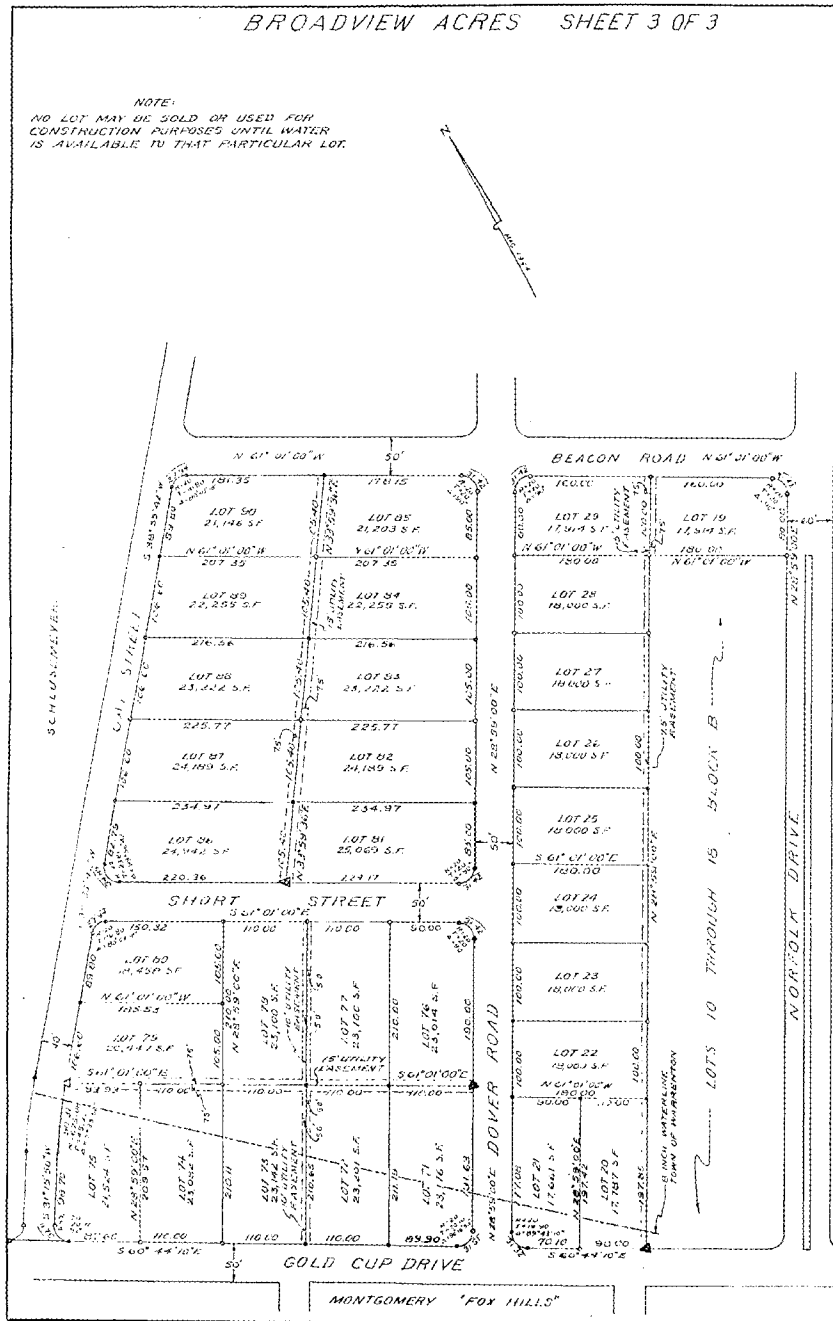
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thence with the west side of Gay Street as follows;  $S38^{\circ}55'42''W$  1581.97  
feet, thence  $S31^{\circ}15'50''W$  167.77 feet to the point of beginning, said  
tract constitutes a strip of property, which when added to Gay Street  
makes said street 40.00 wide and said strip contains 17,502 Square Feet.

certify that William E. Schlusemeyer and Adele R. Schlusemeyer,  
whose names are signed to the foregoing deed bearing date  
on the 18th day of July, 1957, have acknowledged the same  
before me in my County aforesaid.

Given under my hand this 22<sup>nd</sup> day of July, 1957.

Clerk's Office of Fauquier Circuit Court, 22<sup>nd</sup> July 1957

This deed of said survey was this day received at said  
Office and with certificate admitted to record at 1:25 P.M.

Notary Public

James J. L. Benson

Clerk