

28th day of August, 1961, do certify that Edward A. Clapp, whose name is signed to the foregoing Power of Attorney, dated the 4th day of October, 1957, has acknowledged the same before me in my State and County aforesaid.

Given under my hand and notarial seal this 27th day of October, 1957.

Elizabeth A. Hill
Notary Public
Clerk's Office of Paquiver Circuit Court, 22 February 1958
This deed P of A was this day received in said Office and with certificate admitted to record at 10:15-4 M.
Elizabeth A. Hill
Clerk

THIS DEED OF TRUST made this the 27th day of February, 1958,

by and between Gertrude Delois Franklin, widow,

party of the first part J. Ray Larcombe, trustee,
party of the second part; and The Peoples National Bank of Warrenton,
Warrenton, Virginia, party of the third part:

WITNESSETH: That the said party of the first part, in consideration of TEN DOLLARS, in hand paid by the party of the second part, the receipt of which before the sealing and delivery of these presents, is hereby acknowledged, does hereby grant and convey with GENERAL WARRANTY OF TITLE, unto the said party of the second part, the following described land and premises, to-wit:

All of that certain lot or parcel of land being situate in Centre Magis-terial District Paquiver County Virginia, near the town of Warrenton and front-
ing on Madison Street, Virginia, Route 1103, and described by metes and bounds in
that certain plat and survey attached hereto, and made a part hereof made by Fred
Bartenstein, S. E. C., dated February 24, 1958, as follows:

"Beginning at (1) a point in the center of Virginia Route 1103 (the road
leading from past Main Street to Rosewald School) and corner to Ernest Howe
thence with the center of the street S 89°23'00" W 58.99 feet to (2) corner to
Rebecca Magison thence with Madison S 0°11'20" E 160.66 feet to (3) iron rod,
corner to Madison and in Lewis line, thence with Lewis N 87°56'00" E 53 feet
to (4) a " shaped iron post, set as corner and in Howe, S line thence with Howe
N 106°11'11" E 158.90 feet to the beginning, containing 9,156 square feet or 0.2097
Acres.

The said lot or parcel of land hereby conveyed is the same and identical
real estate of which the late Annie Dorum died seized and possessed, testate and the
which she devised in fee simple to the said Gertrude Delois Franklin party of the
first part herein, by her Will recorded in the Office of the Clerk of the Circuit
Court of Paquiver County Virginia, in Will Book 59 at page 552, and also being a
part of the real estate devised in fee simple to the said Annie M. Dorum under the
Will of her husband James Dorum, said Will being recorded in the Clerk's Office
aforesaid in Will Book 50 at page 468, and also being a portion of the land con-
veyed to James S. Dorum, who was one and the same person as James Dorum aforesaid,
by Mathew Gilmour, widower, et als, by deed dated the 23rd day of November, 1906,
and recorded in the Clerk's Office, aforesaid in Deed Book 100 at page 482, and to
which said plat and survey Wills and deed reference is hereby had for a more
particular description of the property herein conveyed.

TO HAVE AND TO HOLD, the said land and premises, together with all rights, ways and
appurtenances thereto belonging, unto the only use of the said party of the second part, and
his successors, in fee simple.

THIS CONVEYANCE IS IN TRUST, HOWEVER, for the following purpose and none
other to-wit: To secure to The Peoples National Bank of Warrenton, Warrenton,
Virginia, party of the third part the payment of the full sum of \$ 2,500.00, with interest,

of the third part the payment of the full sum of \$ 2,500.00, with interest,
evidenced by bond drawn by the party of the first part for the sum of
TWO THOUSAND FIVE HUNDRED DOLLARS (\$2,500.00) bearing even date
herewith, with interest from date at the rate of SIX (6) PER
CENTUM PER ANNUM payable to the order of the party of the third
part in monthly installments of FORTY EIGHT DOLLARS AND THIRTY
FOUR CENTS (\$48.34), including interest, beginning on the 27th
day of March, 1958, and continuing monthly thereafter until
the principle and interest of said bond are paid in full, with
the right reserved, however, to the maker of said bond to anti-
cipate payment of said bond in the amount of ONE HUNDRED DOLLARS
(\$100.00), or multiples thereof, at any monthly payment period.

The party of the first part hereby grant to the holder of said indebtedness the right and
power to appoint a substitute trustee in the event of the resignation, death, incapacity, dis-
ability, removal or absence from the State of the trustee herein named as provided in Section
28-49 of the Code of Virginia and any amendments thereto.

The party of the first part covenants that ~~she~~ she will pay the debt hereby secured
together with all interest thereon, when and as the same shall become due and payable.

And it is further covenanted and agreed by and between the parties hereto that this
deed of trust is made subject to and imposes upon the parties all of the rights, duties and
obligations as are set forth in Sections 55-59 & 60 of the Code of Virginia, and amendments
thereto now in force, to the same extent as if the same were herein expressly provided for.

Should the property hereby conveyed be advertised for sale hereunder and not sold, then
the Trustee shall be entitled to a commission of 2 1/2% to be computed upon the total amount
of the indebtedness then due, plus advertising and any other expenses incurred incident
thereto; such sums to be a lien upon said property.

FRANKLIN, GERTRUDE

TO (TRUST)

LARCOMBE, J RAY,

TEE

E. L. e Delwood

To Peoples Nat'l B.

Bank, Warrenton,

Va. this 19th

day of March,

1958. J. E. B.

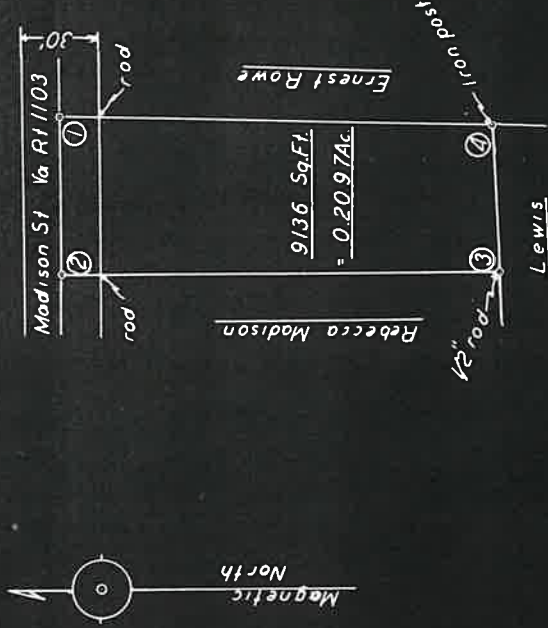
W.T.B

Deed book 201

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GERTRUDE FRANKLIN

SURVEY BY Fred Bartonstein S.E.C. Centre Fauquier CO., VA. DATE Feb 24 1958
 DIST. SCALE 1" = 50 Feet



The above lot, standing in the name of Gertrude Franklin, as shown in Will Book 59, page 552, of the Fauquier County records, was surveyed at her request, and is bounded as follows:

Beginning at (1) a point in the center of Virginia Route 1103, (the road leading from East Main Street to Rosenwald School) and corner to Ernest Rowe, thence with the center of the street S 89°23'05"W 58.99 feet to (2) corner to Rebecca Madison, thence with Madison S 0°11'20"E 160.66 feet to (3) an iron rod, corner to Madison and in Lewis' line, thence with Lewis N 87°30'00"E 55.45 feet to (4) a T shaped iron post, set as corner and in Rowe's line, thence with Rowe N 1°06'11"E 158.90 feet to the beginning, containing 9,136 square feet or 0.2097 Acres.

BY Fred Bartonstein
 Fred Bartonstein Va. Cer. Sur. No. 316

NOTE:

Iron rods are set 15 feet from (1) in line (+-1) and 15 feet from (2) in line (-2-3). The lines as surveyed, follow existing fences as specified in Annie Dorums Will, above mentioned, and is portion of Lot 5, as set forth in Deed Book 100, page 422.

It is further understood and agreed that insurance is required in at least the sum of \$2,500.00.....

WITNESS the following signature and seal..... of the party..... of the first part the day, month and year first hereinabove written.

Gertrude Franklin (SEAL)

..... (SEAL)

STATE OF VIRGINIA,
 COUNTY OF FAUQUIER, to-wit:

I, Ruth H. Smith, a Notary Public for the county and state aforesaid, whose commission expires May 18th, 1959

hereby certify that Gertrude/Franklin, widow,

whose name is signed to the foregoing deed of trust dated the 27th day of February, 1958, has..... acknowledged the same before me in my county aforesaid.

GIVEN under my hand this 28th day of February, 1958.

Ruth H. Smith
 Notary Public

Ruth H. Smith, Notary Public
 Commissioned as Elise Ruth Heun
 My commission expires May 18, 1959

Deed book 201
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