

and that he will execute such further assurance of the said land as may be requisite.

The said grantor covenants and agrees for himself, his heirs and assigns and successors, that the considerations hereinabove mentioned and paid to him shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, and maintenance of said highway, including such drainage facilities as may be necessary.

WITNESS the following signatures and seals:

Blanche Laur [SEAL]

STATE OF VIRGINIA,

County of FAVOUR To-wit:

I, Lucy H. Olinger, a Notary Public in and for
the County aforesaid, in the State of Virginia, do certify that BLANCHE LAWS
and _____, whose names are signed to the foregoing writing,
bearing date on the 17th day of April, 1956, have each
acknowledged the same before me in my County aforesaid.

My term of office expires.

Glean under my hand this 10 day of

Notary Public.
Clerk's Office of Fauquier Circuit Court. *10 Aug 1916*
This deed *of plat* was this day received in said
Office and with certificate admitted to record at 2:57 PM
Teste: *H. L. Pearson* Dep. Clerk

THIS DEED made and entered into this the 2nd day of July, 1956, by and between Elizabeth Anne Wells and Homer Browne Wells, her husband, parties of the first part, and Keith N. Fletcher, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), and other valuable consideration moving between the parties hereto, and paid by the party of the second part, to the parties of the first part, the receipt whereof at and before the sealing and delivery of this deed is hereby acknowledged, 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 him, the said 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 corporate limits of the Town of Warrenton, Fauquier County, Virginia, on the Alexandria Pike and containing 4853 Square Feet and more particularly described by plat and survey hereto attached, made by Fred Bartenstein, S. F. C., dated July 18 1956, and made a part hereof; it being the same and identical land conveyed to John T. Beatty and James B. Beatty (who was one and the same person as James Downing Beatty) jointly by deed from E. W. Brown and Mary S. Brown, his wife, dated February 15th 1927, and recorded in the Office of the Clerk of the Circuit Court of Fauquier County, Virginia, in Deed Book No. 129 at Page 537; it also being the same and identical land as to the one-half undivided interest of which John T. Beatty died seized and possessed, intestate, which was conveyed to the said James Downing Beatty by Walter H. Robertson, Special Commissioner, by deed dated the 7th day of April, 1931, and recorded in the Clerk's Office aforesaid in Deed Book No. 136 at Page 119; it also being the same land of which the said James Downing Beatty died seized and possessed, testate, on the 31st day of March 1956, and which passed under his last Will and Testament, recorded in the Clerk's Office aforesaid, in Will Book No. 68 at Page 339, to his daughter, the said Elizabeth Anne Wells; LESS AND EXCEPTING HOWEVER, from the lot or parcel of land conveyed to the said John T. Beatty and James B. Beatty by E. W. Brown, et ux, as aforesaid, a strip conveyed to the Commonwealth of Virginia by Downing Beatty and Kathleen Beatty, his wife, by deed dated the 6th day of June, 1931, and recorded in the Clerk's Office aforesaid, in Deed Book No. 136 at Page 246, and to which said deeds, will and intestacy reference is hereby had for a more particular description of the property herein conveyed.

TO HAVE TO HOLD the above granted lot or parcel of land,
together with all rights, ways, easements and appurtenances thereto

E A WELLS
& AL

TO (E & S)

K N FLETCHER

End of the line - a
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DATE 18 July 1956 SCALE 1" = 30 Ft



Beginning at (1) a pipe set on Right of Way Line of State Route, Alt 211 and corner to Fishback, thence with Fishback S 21° 30' E 65.0 Feet to (2) a pipe, thence S 66° 26' W 75.0 Feet to (3) a pipe, thence N 21° 30' W 64.5 Feet to (4) a pipe set on above mentioned Right of Way Line, thence N 66° 3' E 75.02 Feet to the beginning, containing 4853 Square Feet

by Fred Bartholomew

Vo Cert. Sur. No 3/6

Note. No concrete markers could be found, as called for in previous survey F.B.



Elizabeth Anne Wells

(5001)

Homer Brown Wells
Homer Brown Wells

100

[illegible]

2007-08-06

I, JAMES E. DUBBY

, E. No 6677 - 19110 in 1901

My Commission expires: 27 August 1960

Given under my hand and notarial seal this the 26 day