

BK0865P60862

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THIS DEED, made and entered into this 10th day of April, 2000, by and between JAMES H. FRANKLIN, GRANTOR, party of the first part, and LEVI T. BYRD and LUCIA N. BYRD, husband and wife as tenants by the entirety with the common law right of survivorship, GRANTEES, parties of the second part, whose address is P.O. Box 6944, Las Cruces, New Mexico, 88006.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the Grantor, the party of the first part does hereby grant, bargain, sell and convey with General Warranty and English Covenants of Title, unto the parties of the second part, Levi T. Byrd and Lucia N. Byrd, jointly, as tenants by the entirety with the common law right of survivorship, it being intended that the part of the one dying should then belong to the other, his or her heirs or assigns, the following described property and appurtenances thereunto belonging:, to wit:

ALL OF THAT certain lot or parcel of land being situate in Centre Magisterial District, Fauquier County, Virginia, near the Town of Warrenton and fronting on Madison Street, Virginia, Route 1103, and described by metes and bounds on that certain plat and survey prepared by Fred Bartenstein, S.F.C., dated February 24, 1958, and attached to deed of trust recorded in Deed Book 201, page 479, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, containing 9,136 square feet, more or less or 0.2097 acre, more or less.

AND BEING the same property devised to Annie M. Dorum, pursuant to Last Will and Testament of James S. Dorum, deceased August 20, 1928 and probated in Will Book 50, page 468, in the aforesaid Clerk's Office. The said Annie M. Dorum died May 17, 1945 and pursuant to her Last Will and Testament probated in Will Book 39, page 552, devised this property to Gertrude Delois Franklin. The said Gertrude Delois Franklin died intestate on August 27, 1967, survived by James H. Frankin, her one and only heir at law as set forth in Heirs Affidavit recorded in Will Book 179, page 331, in the aforesaid Clerk's Office.

TO HAVE AND TO HOLD the above described land and premises, together with all rights-of-way, easements and appurtenances thereunto belonging, or in anywise appertaining, unto the said Levi T. Byrd and Lucia N. Byrd, husband and wife as tenants by the entirety with the common law right of survivorship, parties of the second part, and their successors, in fee simple forever.

Examined and
Returned to:

PIERCE

Title Co.

PEARSON AND PEARSON, P.C.

ATTORNEYS AT LAW

8 CALIFORNIA ST.

WARRENTON, VA 20160-0810

(848) 247-2080

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WITNESS the following signature and seal.

James H. Franklin (SEAL)
JAMES H. FRANKLIN

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing Deed was acknowledged before me by James H. Franklin this 10th day of April, 2000.

Lyne C. Smith
Notary Public



My commission expires 12.31.2001

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was recorded in this Office and with

certificate admitted to record on APR 10 2000
at 2:22 P m. Tax of \$ 16.00 imposed by Section

58.1-602 Paid. Consideration: \$ 16,000.00

State Tax \$ 24.00 County Tax \$ 8.00

Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$3.00

Clerk's Fee \$ 12.00 Total: \$ 65.00

Teste: Paul H. Barb Clerk