

THIS DEED OF EXCHANGE, made this 9th day of June, 1988, by and between NELSON ENTERPRISES, INC., a Virginia Corporation, party of the first part, and HENRY P. DEYERLE, TRUSTEE, UAD December 30, 1972, party of the second part,

W I T N E S S E T H :

That for and in consideration of the exchange of properties described herein between the party of the first part, and the party of the second part, and for other valuable consideration, NELSON ENTERPRISES, INC., the said party of the first part, does hereby grant and convey with Special Warranty of Title, unto the said HENRY P. DEYERLE, TRUSTEE, party of the second part, the following tract or parcel of land:

Tract One: All that certain three adjoining parcels of land containing in aggregate approximately 17.749 acres, more or less, with any improvements thereon, together with all rights, privileges and appurtenances thereunto belonging or in anywise appertaining, lying on the eastern side of U.S. Highway No. 11 and on the western side of Interstate 81, about three miles north of the City of Harrisonburg, in Linville District, Rockingham County, Virginia, which parcels are more particularly described as follows:

Parcel One: All that certain parcel of land containing 9.602 acres lying on the eastern side of U.S. Highway No. 11 and more particularly described in prior deeds according to a survey made by G. K. Harnsberger, S.R.C., on September 28, 1961, as follows:

Beginning at an iron pipe in the eastern line of Route 11, corner to the Harrisonburg Drive-in Theatre, thence with the said line of U.S. Route 11, N 50° 00' E 173.10 feet to a post the beginning of Limited Access for the ramp of Interstate Route 81, thence with the southern line of the ramp to the southbound lane of the Interstate Highway No. 81, N 64° 19' E 213.3 feet to a monument, S 87° 51' E 204.3 feet to a monument, S 68° 53' E 379 feet to a monument, S 72° 04' E 296 feet to a monument, corner to Anna Lou Armentrout, thence with the Armentrout

line, S 34° 15' W 555.8 feet to a post in the line of Ritchie and Shirkey, thence with Ritchie and Shirkey and Harrisonburg Drive-in Theatre N 60° 01' W 982.5 feet to the place of beginning, containing 9.602 acres.

Parcel Two: All that certain parcel of land containing 7.804 acres on the western side of Interstate 81 and more particularly described in a prior deed according to a survey made by George K. Harnsberger, S.R.C., on June 15, 1963, as follows:

Beginning at a monument in the south line of the ramp, a corner to Donald M. Crist, thence with the line of the ramp, S. 64° 22' E 255.70 feet to a monument, thence S. 38° 52' E 286.75 feet to a monument, thence S. 8° 06' E. 226.30 feet to a monument, and S 19° 48' W. 133.00 feet to a stake, thence leaving the Interstate Highway and running with the lines of the lands formerly belonging to Herman G. Armentrout, N. 67° 41' W. 94.20 feet to a post, S 21° 57' W. 149.85 feet to a stake, and N. 60° 00' W. 653.45 feet to a post, a corner to Donald M. Crist; thence, with the Crist line, N. 34° 12' E. 555.75 feet to the place of beginning, containing 7.804 acres.

Parcel Three: All that certain parcel of land containing 0.343 of an acre on the north western side of Interstate 81 and more particularly described in a prior deed according to a survey made by Donn L. Devier, C.L.S., on March 11, 1967, as follows:

Beginning at a stake in the western line of Interstate Route 81, the corner of other lands of Donald M. Crist; thence, along the line of said Interstate road, S 20° 07' W 162.70 feet to an iron pin, a new corner in the lands of the parties of the first part [i.e., Donald D. Litten, Sole Acting Trustee] herein; thence making a new line through the lands of said parties of the first part [i.e., Donald D. Litten, Sole Acting Trustee], N 60° 15' W 99.40 feet to a stake, an original corner between the parties of the first part [i.e., Donald D. Litten, Sole Acting Trustee] and other lands of said Donald M. Crist; thence, along the eastern line of said other Crist land, N 21° 57' E 149.85 feet to a corner fence post; thence along the southern line of said Crist land, S 67° 36' E 93.24 feet to the beginning containing 0.343 of an acre, more or less.

Tract One herein conveyed is the same property acquired by Nelson Enterprises, Inc., from Bill V. Neff and Linda H. Neff, by deed of exchange dated June 9, 1988, which

Deed of Exchange

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said deed is intended to be recorded immediately prior to the recordation hereof, in the Clerk's Office of the Circuit Court of Rockingham County, Virginia.

That for and in consideration as aforesaid, HENRY P. DEYERLE, TRUSTEE, the said party of the second part, does hereby grant and convey with General Warranty and English Covenants of Title, together with all rights, privileges, easements and appurtenances thereunto belonging or anywise appertaining, unto the said NELSON ENTERPRISES, INC., party of the first part, the following tract or parcel of land:

TRACT TWO:

All that certain tract or parcel of land, together with all rights, privileges, easements and appurtenances thereunto belonging or anywise appertaining, situate on the south side of East Market Street in the City of Harrisonburg, Virginia, and designated as Lot 1 upon a plat entitled "Final Plat of Deyerle Subdivision, Section 18" prepared by Copper & Smith, P.C., dated April 21, 1988, which said plat is recorded in the aforesaid Clerk's Office in Deed Book 905, page 479, and further described according to a metes and bounds description, recorded as a part of said plat and containing 4.000 acres of land.

Tract Two herein conveyed is a portion of the property acquired by Henry P. Deyerle, Trustee, from Deyerle Land, Inc., by deed dated December 18, 1986, which said deed is of record in the aforesaid Clerk's Office, in Deed Book 821, page 731.

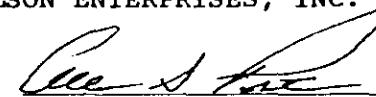
These conveyances are made subject to all recorded easements, conditions, restrictions and agreements as they may lawfully apply to the real estate hereby conveyed or any part thereof.

Reference is here made to the aforesaid deeds and plats for further description and derivation of title to the property described herein.

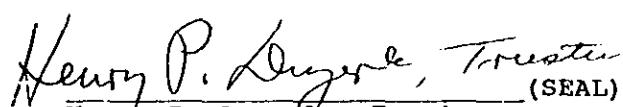
Nelson Enterprises, Inc. has caused this Deed of Exchange to be executed by its President on behalf of the Corporation; and

WITNESS the following signature and seal:

NELSON ENTERPRISES, INC.

By:  (SEAL)

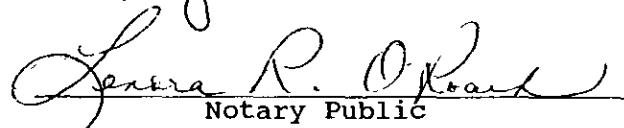
Its: President

 (SEAL)  
Henry P. Deyerle, Trustee  
UAD December 30, 1972

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 15<sup>th</sup> day of June, 1988, by Alan S. Poster on behalf of NELSON ENTERPRISES, INC.

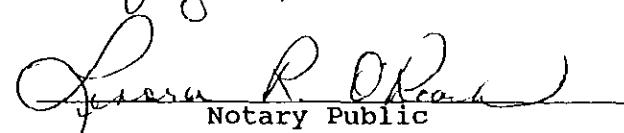
My commission expires: July 28, 1989.

  
Laura R. O'Neal  
Notary Public

COMMONWEALTH OF VIRGINIA,  
CITY/COUNTY OF Harrisonburg, to-wit:

The foregoing instrument was acknowledged before me in the jurisdiction aforesaid this 15<sup>th</sup> day of June, 1988, by HENRY P. DEYERLE, TRUSTEE.

My commission expires: July 28, 1989.

  
Laura R. O'Neal  
Notary Public

In the Clerk's Office of the Circuit Court of Rockingham County  
the following instrument was this day presented in the office aforesaid, and is  
admitted with the certificate of acknowledgment annexed, admitted to record this  
15th day of June, 1988 at 1:47 P.M. I certify that

Instrument of Deed  
Deed amount 750.00 County 250.00 City 0.00  
Deed date 10/06/88 County 10/06/88 City 0.00  
Deed type Transfer Deed Transfer  
Deed fee 10.00 Deed 10.00

TESTE  
L. WAYNE HARPER  
CLERK

Record Book No. 906 Page 594

1011.00

0019615

88 JUN 15 PM 1:47

L. WAYNE HARPER, CLERK  
ROCKINGHAM CO., VA.  
CIRCUIT CLERK'S OFFICE  
RECORDED

ENTERED  
PRISSES, INC.

TRUSTEE

9, 1988

AYMAN & ASSOCIATES  
NATIONAL CORPORATION  
ATTORNEYS AT LAW  
AYMAN AVENUE  
HHRG, VIRGINIA 22801