

Prepared by and return to:
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VE&Z

Doc Bk Vol Pg # of Pgs
00010929 OR 4037 254 4
Apr 24, 2012

Tax ID No.: 95-A-L79

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 16 day of February, 2012, by and between Warwick D. Tomfohr, Lucy R. Deyerle, Henry P. Deyerle, Jr., Trustees of the **DEYERLE LAND TRUST**, GRANTOR, and **ROTH ENTERPRISES INC.**, GRANTEE:

W I T N E S S E T H

That for and in consideration of the sum of TEN DOLLARS (\$10.00) cash in hand paid to the Grantor by the Grantee and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title to the Grantee and their successors and assigns forever the following property:

A permanent drainage easement, which easement is upon and over a strip of land shown and designated as Variable Width Private Drainage Easement 0.070 Acre on a certain plat entitled "Plat Showing a Variable Width Private Drainage Easement Across the Property Located at 3772 North Valley Pike" dated January 27, 2012, made by Koontz-Bryant, P.C., attached hereto, and recorded herewith, to which plat reference is hereby made for a more particular description of the easement hereby conveyed.

WITNESS the following signatures and seals:

[SIGNATURES ON FOLLOWING PAGE]

DEYERLE LAND TRUST

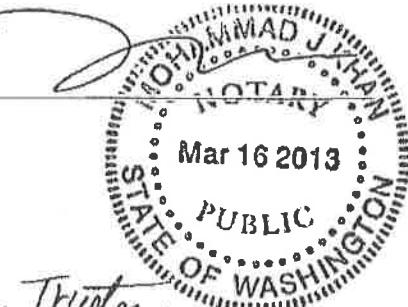
Warwick D. Tomfohr, Trustee
Warwick D. Tomfohr, Trustee

CITY/COUNTY OF King,
COMMONWEALTH OF VIRGINIA
State of VA

The foregoing instrument was acknowledged before me February 22, 2012, by Warwick D. Tomfohr, Trustee.

My commission expires: 3/16/2013

 Notary Public



Lucy R. Deyerle, Trustee
Lucy R. Deyerle, Trustee

CITY/COUNTY OF Rockingham,
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me February 16, 2012, by Lucy R. Deyerle, Trustee.

My commission expires: 12/31/14

 Notary Public

Ned Hillyard
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 167442
My Commission Expires 12/31/2014

Henry P. Deyerle, Jr., Trustee
Henry P. Deyerle, Jr., Trustee

CITY/COUNTY OF Rockingham,
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me February 16 2012, by Henry P. Deyerle, Jr., Trustee.

My commission expires: 12-31-14

 Notary Public

Ned Hillyard
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 167442
My Commission Expires 12/31/2014

NORTH VALEY PIKE
(US ROUTE 11)
(VARIABLE WIDTH R/W)

127.66'
S 45° 05' 58" W

N
64° 53' 29" W
257.31'

174' ±

INTERCHANGE RAMP # 251
FOR INTERSTATE 81

HENRY P DEYERLE
TRUSTEE

DB 906, PG 594
MAP# 95-A-L79
3772 NORTH VALLEY PIKE

NAD 83

ROTH ENTERPRISES
INCORPORATED
DB 3062, PG 386
MAP #: 95-5-L1A

**VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT
0.070 ACRE**

57° 21' 18" E
80.85' —
— 205.01' —
N 64° 53' 29" W
57° 23' —
S 65° 21' 14" W
558° 53' 25" E
89.80' —
S 64° 53' 29" E
460.24'

BOUNDARY INFORMATION TAKEN FROM A
PLAT BY KOONTZ-BRYANT, P.C. DATED
JUNE 24, 2011 TITLED "ALTA/ACSM
BOUNDARY AND TOPOGRAPHY LAND
SURVEY PILOT TRAVEL CENTER NORTH
VALLEY PIKE AND INTERSTATE 81
ROCKINGHAM COUNTY, VA".

**PLAT SHOWING A VARIABLE WIDTH PRIVATE
DRAINAGE EASEMENT ACROSS THE PROPERTY
LOCATED AT 3772 NORTH VALLEY PIKE**

ROCKINGHAM COUNTY
Chaz W. Evans-Haywood
CLERK OF COURT
Harrisonburg, VA 22801



60 2012 00010929

Instrument Number: 2012- 00010929

As
Easement

Recorded On: April 24, 2012

Parties: TOMFOHR WARWICK D TR
To
ROTH ENTERPRISES INC

Recorded By: CLARK & BRADSHAW PC

Num Of Pages: 4

Comment: PARCEL LINVILLE

** Examined and Charged as Follows: **

Easement	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Open Space Preservation County	1.00	Tax on \$100 (County)	0.33		
Recording Charge:	42.33				

** THIS PAGE IS PART OF THE INSTRUMENT **

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

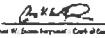
Document Number: 2012- 00010929
Receipt Number: 228157
Recorded Date/Time: April 24, 2012 03:56:12P
Book-Vol/Pg: Bk-OR VI-4037 Pg-254
Cashier / Station: A Pittman / Clerk Station 3

Record and Return To:

CLARK & BRADSHAW PC
92 NORTH LIBERTY ST
HARRISONBURG VA 22802

THE STATE OF VIRGINIA
COUNTY OF ROCKINGHAM

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.


Chaz W. Evans-Haywood, Clerk of Court
CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

