

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<sup>th</sup> 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:

**WITNESSETH**

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

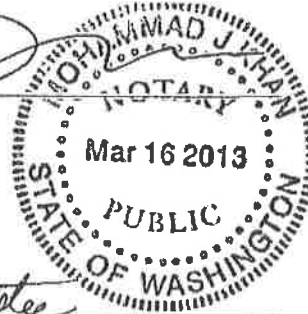
Warwick D. Tomfohr, Trustee  
Warwick D. Tomfohr, Trustee

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

[Signature]  
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

[Signature]  
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

[Signature]  
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)

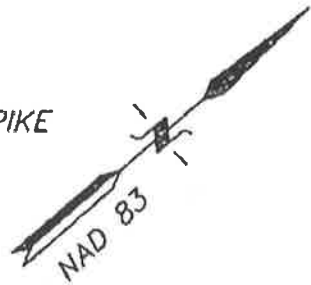
**INTERCHANGE RAMP # 251  
FOR INTERSTATE 81**

127.66'  
S45°05'58"W

174'±

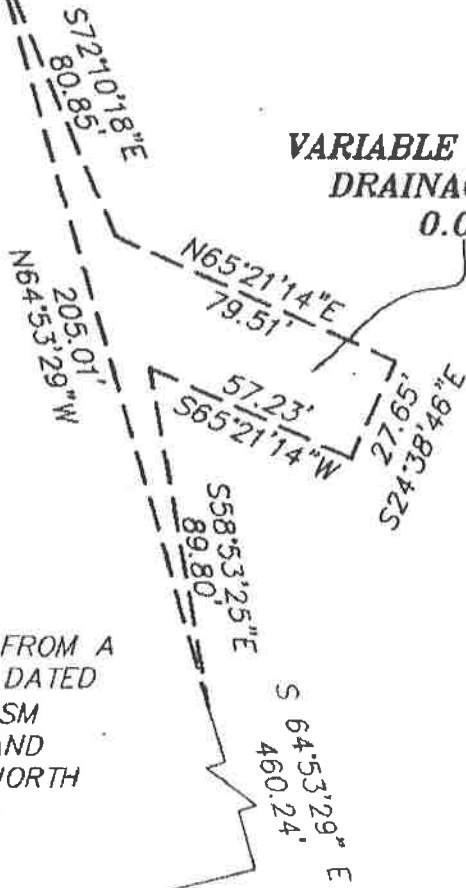
N 64°53'29" W  
257.31'

HENRY P DEYERLE  
TRUSTEE  
DB 906, PG 594  
MAP# 95-A-L79  
3772 NORTH VALEY PIKE



**VARIABLE WIDTH PRIVATE  
DRAINAGE EASEMENT  
0.070 ACRE**

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



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  
VALEY PIKE AND INTERSTATE 81  
ROCKINGHAM COUNTY, VA".

**PLAT SHOWING A VARIABLE WIDTH PRIVATE  
DRAINAGE EASEMENT ACROSS THE PROPERTY  
LOCATED AT 3772 NORTH VALEY 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  
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Recorded Date/Time: April 24, 2012 03:56:12P  
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**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.

  
CLERK OF COURT  
ROCKINGHAM COUNTY, VIRGINIA