

120008348

PG0267 OCT-12

PIN: TMP 67B-(4)-3

THIS DEED, made and entered into as of September 27, 2012, by and between **CLARK A. BRULE, II** and **LELIA Z. BRULE**, parties of the first part, herein called Grantors; and **BMP COMMERCIAL, LLC** a Virginia limited liability company, party of the second part, herein called Grantee, the address of which is 411 Wyndham Hill Drive, Fishersville, Virginia 22939:

* * * WITNESSETH * * *

That for and in consideration of a 100% membership interest in the Grantee issued to the Grantors jointly, as tenants by the entireties with the right of survivorship as at common law, for which receipt is hereby acknowledged in a transaction that qualifies for exemption from the payment of recording taxes as provided in § 58.1-811(A)(10) of the Code of Virginia, 1950, as amended, the said **Clark A. Brule, II** and **Lelia Z. Brule** do hereby grant and convey with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto **BMP Commercial, LLC**, a Virginia limited liability company, the following real property, to-wit:

All that certain lot or parcel of land with all improvements thereon and appurtenances thereto belonging situate in the Village of Fishersville, Wayne District, Augusta County, Virginia, designated and described as Lot Three (3) on "Map Showing Division of the Mrs. R. L. Saunders Property Fishersville, Va", made by W. A. Crawford, S.A.C., dated February 4, 1949 of record in the Clerk's Office of the Circuit Court of Augusta County in Deed book 368, Page 349, and more recently shown on plat entitled "Plat of Lot 3 on Map Showing Division of Mrs. R. L. Saunders Property" made by Brunk & Hylton Engineering, Inc., dated June 8, 1993, a copy of which is of record in the Clerk's Office of the Circuit Court for Augusta County, Virginia in Deed book 1136, page 11;

and being the same property conveyed to the Grantor by Deed dated January 26, 2012, and recorded in the Clerk's Office of the Circuit Court of Augusta County as Instrument No. 120001789, to which deed and plat aforesaid reference is here made for a more particular description and derivation of title.


This deed is made and accepted subject to the deeds of trust, easements,

THIS INSTRUMENT WAS PREPARED BY
ALLEN & CARWILE, P.C.
WAYNESBORO, VIRGINIA

conditions, reservations and restrictions of record contained in the chain of title to the property herein conveyed which have not expired by reason of the limitations therein contained or otherwise become ineffective.

WITNESS the following signatures and seals:

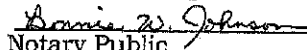

Clark A. Brule, II (Seal)


Lelia Z. Brule (Seal)

STATE OF VIRGINIA, AT LARGE
CITY/COUNTY OF Waynesboro, TO-WIT:

The foregoing instrument was acknowledged before me this 1st day of October, 2012, by Clark A. Brule, II and Lelia Z. Brule.

BONNIE W. JOHNSON
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #182626
My Commission Expires 7-31-2016


Notary Public

INSTRUMENT #120008348
RECORDED IN THE CLERK'S OFFICE OF
AUGUSTA COUNTY ON
OCTOBER 11, 2012 AT 03:50PM

JOHN B. DAVIS, CLERK
RECORDED BY: SCS