

BK 1390PG064

14763

THIS INSTRUMENT IS EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTION 58.1-811D OF THE CODE OF VIRGINIA, 1950, AS AMENDED.

THIS DEED OF GIFT, made this 31st day of December, 1998, between William K. ORR and Lois G. ORR, husband and wife, Grantors, and Earl B. CASH, Michael IRVIN, David G. LUDWIG, Mary Lee DRAPER, Henry L. RAVENHORST, Madeline TALIAFERRO, Douglas BOSSERMAN, Lester B. HERSHEY, and Irvin ROSEN, TRUSTEES OF THE STAUNTON DISTRICT OF THE UNITED METHODIST CHURCH, whose address is 211 W. Frederick Street, Staunton, Virginia 24401, and STAUNTON AUGUSTA WAYNESBORO COMMUNITY FOUNDATION, a non-stock Virginia corporation exempt from federal income tax under Section 501(a) of the Internal Revenue Code as an organization described in Section 501(c)(3), whose address is 1100 W. Broad Street, Waynesboro, Virginia 22980, Grantees;

WITNESSETH:

That in consideration of the desire of William K. Orr and Lois G. Orr, Grantors, to make charitable contributions to the Staunton District of the United Methodist Church and to the Staunton Augusta Waynesboro Community Foundation, William K. Orr and Lois G. Orr, husband and wife, Grantors, do hereby give, grant, and convey (subject to the reservations hereinafter set forth) with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Earl B. CASH, Michael IRVIN, David G. LUDWIG, Mary Lee DRAPER, Henry L. RAVENHORST, Madeline TALIAFERRO, Douglas BOSSERMAN, Lester B. HERSHEY, and Irvin ROSEN, TRUSTEES OF THE STAUNTON DISTRICT OF THE UNITED METHODIST CHURCH, Grantees, and to

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STAUNTON AUGUSTA WAYNESBORO COMMUNITY FOUNDATION, Grantee, as tenants in common, with the Trustees of the Staunton District of the United Methodist Church taking an undivided eighty seven one hundred eighty-sevenths (87/187) interest therein, and the Staunton Augusta Waynesboro Community Foundation taking an undivided one hundred one hundred eighty-seventh (100/187) interest therein, to-wit:

All that certain tract or parcel of land with all improvements thereon and all appurtenances thereunto belonging, situate, lying and being in Wayne District of Augusta County, Virginia, containing 1.123 acres, more or less, and fronting 150.00 feet (77.02 feet by a straight line and 72.98 feet by a curve) on the cul-de-sac at the east end of Lea Drive, and more particularly shown as Lot 1 on the attached plat entitled "**Plat of Division of A Portion of Property of William K. and Lois G. Orr, Wayne District, Augusta Co., Va.**" dated December 10, 1998, prepared by Jerry W. Harris, L.S. There is also conveyed as appurtenant to Lot 1 a non-exclusive easement extending from Lot 1 over Orr Drive as shown on said Plat to Route 285 for purposes of ingress and egress, but this easement is subject to the reservation of the right in the Grantors to dedicate the land over which this easement passes for street purposes.

This property is conveyed subject to reservation of an easement one hundred and fifteen (115) feet long and fifty (50) feet wide for the use of Lot 2, shown on the
forementioned Plat, for purposes of ingress and egress from Lot 2 to Lea Drive, and
for the use of all other lands remaining in the Grantors south of Lot 1 and south of
Lea Drive for ingress and egress over the easement to Route 285. Grantors reserve
the right to dedicate this strip 115 feet long and 50 feet wide for street purposes;
and, such right to dedicate the strip for street purposes shall belong solely to the Grantors, Grantors' specific assigns as to dedication, their devisees, and their heirs.

Grantors also reserve the right within said easement to lay, construct, reconstruct, repair, maintain, operate, remove, and replace overhead and underground utility lines for electricity, telephone, water, gas, and sewer, which right shall include the right to assign to public utilities and governmental entities providing electric, telephone, water, gas, and sewer services. Further, while in the process of laying, constructing, reconstructing, maintaining, repairing, removing, and replacing roads, streets, or lines within the easement, the holders of the easement may use an additional five feet, if needed, along the subject property for temporary construction activities.

Grantors reserve unto themselves as appurtenant to the land in which Grantors retain title south and east of Lot 1 the right of first refusal, which was granted to the Grantors by Deed of Louise D. Gilkeson, dated July 22, 1963, recorded in the Clerk's Office of the Circuit Court of Augusta County in Deed Book 483, Page 379.

This conveyance is made expressly subject to any easements, covenants, conditions, restrictions, or reservations contained in any duly recorded instruments or plats in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or otherwise become ineffective.

The property herein conveyed is a portion of the property which was conveyed unto William K. Orr and Lois G. Orr in equal shares by deed from William K. Orr and Lois G. Orr, husband and wife, dated March 5, 1984, and of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia, in Deed Book 815, Page 508.

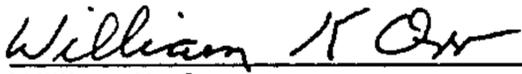
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Reference is hereby made to the aforesaid deeds, plats and the references therein contained for further description and derivation of title.

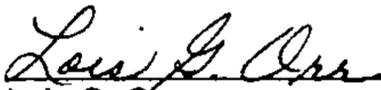
As to the 87/187 interest conveyed to the Trustees of the Staunton District of the United Methodist Church, this 87/187 interest is subject to the following trust clause:

The 87/187 interest conveyed to the Trustees of the Staunton District of the United Methodist Church is to be held in trust, that said premises shall be kept, maintained, and disposed of for the benefit of The United Methodist Church and subject to the usages and the Discipline of The United Methodist Church. This provision is solely for the benefit of the Grantee, and the Grantors reserve no right or interest in said premises.

WITNESS the following signatures.



William K. Orr



Lois G. Orr

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STATE OF VIRGINIA

CITY OF STAUNTON, to-wit:

The foregoing instrument was acknowledged before me this 31st day of
December, 1998, by William K. Orr.

My commission expires: *February 28, 2001*

Benham M. Black
Notary Public, State of Virginia,
At-large

STATE OF VIRGINIA

CITY OF STAUNTON, to-wit:

The foregoing instrument was acknowledged before me this 31st day of
December, 1998, by Lois G. Orr.

My commission expires: *February 28, 2001*

Benham M. Black
Notary Public, State of Virginia,
At-large

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State Tax	039	\$	_____	VIRGINIA: In the Clerk's Office of the
County Tax	213	\$	_____	Circuit Court of Augusta County, Va.
Transfer Fee	212	\$	<u>1.00</u>	<u>Dec. 31</u> 19 <u>98</u> this
Clerk's Fee	301	\$	<u>1.00</u>	writing was admitted to record at
St. Library	145	\$	<u>1.00</u>	<u>1:31</u> o'clock <u>P</u> .M. and the
Tech. Fund	106	\$	<u>3.00</u>	Tax imposed by Section 58.1-802 of the
State Tax	038	\$	_____	Code of Virginia in the amt. of
Local Tax	220	\$	_____	\$ _____ has been paid.
TOTAL		\$	<u>22.00</u>	TESTE JOHN B. DAVIS, CLERK By: <u>JOYNT HUNT</u> , Dep. Clerk