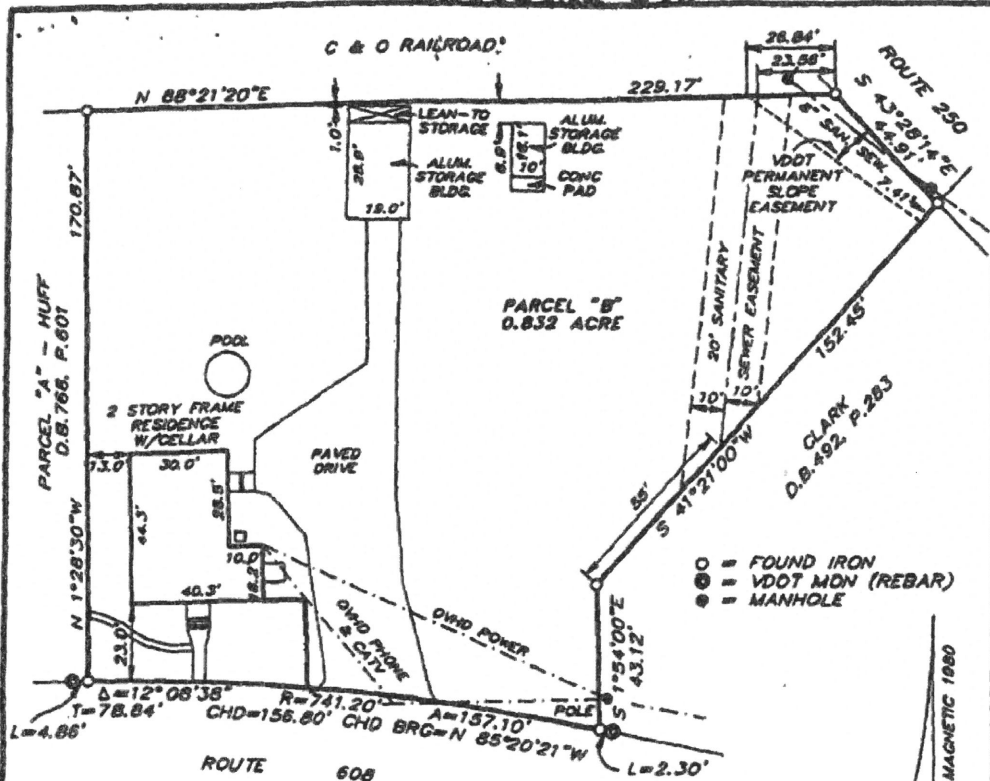
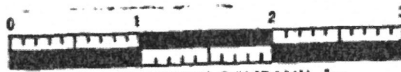


BOOK 1134 PAGE 845

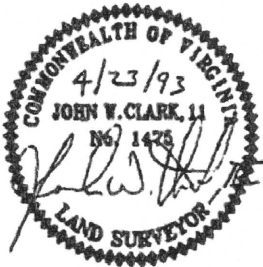


THIS PROPERTY WAS ACQUIRED BY LARRY R. AND BONNIE L. SPOON BY DEED RECORDED IN D.B.881, P.168.

THIS PROPERTY IS IN FLOOD ZONE X: AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN ON FIRM 510013 0185 B, DATED MAY 17, 1990.



C.W. WARTHEN COMPANY, Inc.



PHYSICAL SURVEY
 PARCEL "B", PAUL D. BROWN DIVISION
 LARRY R. & BONNIE L. SPOON PROPERTY
 WAYNE DISTRICT
 AUGUSTA COUNTY, VIRGINIA
 SCALE: 1" = 40' APRIL 23, 1993
 CLARK AND SHEFFER ASSOCIATES, P.C.
 FISHERSVILLE, VIRGINIA

State Tax 039	\$ 104.50	VIRGINIA: In the Clerk's Office of the
County Tax 212	\$ 2.50	Circuit Court of Augusta County, Va.
Transfer Fee 212	\$ 1.00	1993 this writing was
Clerk's Fee 301	\$ 10.00	submitted to record at 1:30 o'clock
St. Library 145	\$ 1.00	P.M. and the tax imposed by section
State Tax 038		58.1-802 of the Code of Virginia in
Local Tax 228		the amt. of \$ _____ has been paid.
Total	\$ 159.00	by <i>Warren & Clark</i> Dep. Clerk

Zoning Map

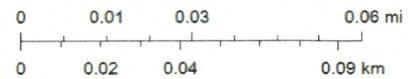
Augusta County VA Zoning and Overlays



10/12/2023, 8:57:28 AM

Parcels	Zoning RB	GI	SFP2
County Boundary	Zoning AB	LI	AR
Addressed Structures	Zoning GA with Date	PC	DR
Streets	Zoning GA (clear/hollow)	MF	RR
driveways	Zoning LB	MHP	RR1
Craigsville	Zoning GB	MHS	RR2
PUO		PUD	RR3

1:2,257



Maxar, Microsoft, VITA, Esri, HERE, Garmin, IPC, Augusta County VA GIS

Web AppBuilder for ArcGIS
Maxar, Microsoft | Augusta County VA GIS | VITA, Esri, HERE, Garmin, IPC |

Deed of Bargain & Sale

26223 BOOK 881-PAGE 169

THIS DEED Made and entered into this 10th day of October, 1986, by and between WALLACE LEE HUFF and EMOGENE HUFF, husband and wife, and WILLIAM R. PRICE and BARBARA JAMES PRICE, husband and wife, parties of the first part, hereinafter called Grantors, and LARRY R. SPOON and BONNIE L. SPOON, husband and wife, parties of the second part, hereinafter called Grantees, whose address is ~~_____~~ *P.O. Box 119 Fishersville Va. 22939*

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 by the parties of the second part to the parties of the first part, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Wallace Lee Huff, Emogene Huff, William R. Price and Barbara James Price, the said parties of the first part do hereby grant, bargain, sell and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Larry R. Spoon and Bonnie L. Spoon, husband and wife, parties of the second part, as tenants by the entirety with the right of survivorship as at common law, the following described real estate, to wit:

All that certain lot or parcel of land, together with all buildings and improvements thereon and all rights, privileges and appurtenances thereunto belonging or in anywise appertaining, lying and being in Wayne Magisterial District, Augusta County, Virginia, at Fishersville, and designated as Parcel "B", containing 0.9014 acres on a Plat of Division of Property of Paul D. Brown, Wayne District, Augusta County, Virginia, made by J. W. Clark & Associates, C.L.S., dated July 7, 1980 a copy of which said plat is of record in the Clerk's Office of the Circuit Court of Augusta County, Virginia in Deed Book 768, page 604 and more particularly described as follows:

Parcel "B" is bounded as follows: Beginning at a point in the center of Route 608, a corner to Parcel "A", thence by a division line N. 1° 28'30"W. 196.54 ft., passing an iron at 15.00 ft., to an iron in the south line of the C. & O. Railroad, a corner to Parcel "A", thence parallel to and 55 ft. from the center line of said railroad N. 88° 21'20" E 229.17

FOINDEKTER BURNS,
MARKS & MASSIE
ATTORNEYS AT LAW
WAYNESBORO, VA 22990

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ft. to an iron in the southeast line of Route 250, thence with said southeast line of the highway, parallel to and 50 ft. from the center line, S 43° 28'40" E 44.91 ft. to a point in said highway line, a corner to J. W. Clark, thence by two lines with J. W. Clark S 41° 21'00" W 152.45 ft., passing a concrete monument at 4.96 ft., to an iron, thence S 10° 54'00" E 50.69 ft., passing an iron at 35.69 ft., to the center of Route 608, thence with the center of said road S 88° 02'00" W 155.98 ft. to the beginning, containing 0.9014 acres.


LESS and EXCEPTING therefrom a portion thereof conveyed for widening of Route 250 West to the Commonwealth of Virginia by deed dated December 15, 1982 recording in the aforesaid Clerk's Office in Deed Book 794, page 118.


Being the same and identical real estate, excepting such off-conveyance described above, conveyed to Wallace Lee Huff, Emogene Huff, William R. Price and Barbara James Price, by deed dated the 22nd day of October, 1981 recorded in Deed Book 768, page 601, in the Clerk's Office of the Circuit Court of Augusta County, Virginia. Reference is here made to said plat and deeds and to the references therein contained, for a more particular description of the real estate herein conveyed and for derivation of title.

This conveyance is made subject to those easements, conditions, restrictions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by a limitation of time contained therein or otherwise become ineffective.

WITNESS the following signatures and seals.


WALLACE LEE HUFF (SEAL)


EMOGENE HUFF (SEAL)


WILLIAM R. PRICE (SEAL)

FOINDESTER, BURNS,
MARKS & MASSIE
ATTORNEYS AT LAW
WAYNESBORO, VA 22906

Barbara James Price (SEAL)
BARBARA JAMES PRICE

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Montgomery, to-wit:

The foregoing instrument was acknowledged before me in my said jurisdiction this 24th day of Oct, 1986, by Wallace Lee Huff.

My commission expires: 12-23-89

Marlene Brandon
NOTARY PUBLIC

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Montgomery, to-wit:

The foregoing instrument was acknowledged before me in my said jurisdiction this 24th day of Oct, 1986, by Emogene Huff.

My commission expires: 12-23-89

Marlene Brandon
NOTARY PUBLIC

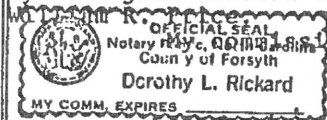
North Carolina

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Forsyth, to-wit:

The foregoing instrument was acknowledged before me in my said jurisdiction this 20th day of October, 1986, by

My commission expires: July 4, 1989



Dorothy L. Rickard
NOTARY PUBLIC

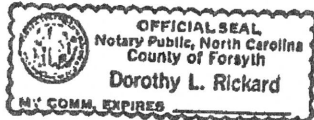
North Carolina

STATE OF VIRGINIA AT LARGE

CITY/COUNTY OF Forsyth, to-wit:

The foregoing instrument was acknowledged before me in my said jurisdiction this 20th day of October, 1986, by Barbara James Price.

My commission expires: July 4, 1989



Dorothy L. Rickard
NOTARY PUBLIC

State Tax 039 89.25 VIRGINIA: In the Clerk's office of the
County Tax 213 29.75 Circuit Court of Augusta County, VA
Transfer Fee 212 1.00 Oct 28 1986 this writing was
Clerk's Fee 301 15.00 admitted to record at 11:35 o'clock
State Tax 038 29.75 12 M. and the Tax imposed by Sec
Local Tax 220 29.75 58.1-90.2 of the code in the amt. of
Local Tax 223 59.50 has been paid.
Total 189.25 TESTE: JOHN B. DAVIS, CLERK
DB 881 PG. 169 Dr. F. J. Mackay Dep. Clerk

POINDEXTER, BURNS,
MARKS & MASSIE
ATTORNEYS AT LAW
WATKESBORO, VA 23090