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**THIS DEED** is made this 28th day of September, 1993, by and between **SCARLET MAPLE FARMS, INC.**, a Virginia corporation, **Grantor**, and **CHARLES E. KERN** and **DAWN F. KERN**, husband and wife, **Grantees**.

That for and in consideration of Ten Dollars (\$10.00) cash in hand and other valuable consideration paid by the Grantees to the Grantor, receipt acknowledged, Grantor has bargained and sold and hereby grants and conveys with General Warranty and English Covenants of Title, subject to all covenants, easements, restrictions and stipulations of record, unto **Charles E. Kern** and **Dawn F. Kern**, husband and wife, as tenants by the entireties with the right of survivorship as at common law, all that certain parcel of land containing 6,700 square feet, together with any improvements thereon and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, lying on the northeastern side of Tiffany Drive in the Town of Bridgewater, Ashby District, Rockingham County, Virginia, and being the eastern portion of LOT NO. 112 of WINDSOR ESTATES, SECTION III (the "subdivision"), the plat of which subdivision is recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 896, page 337. The portion of Lot No. 112 herein conveyed is more particularly described according to a survey made by Charles E. Wingard, L.S., dated July 26, 1993, the metes and bounds description of which is attached hereto and recorded herewith as Exhibit A and is further shown as "6,700 S.F. (To Become Part Of Lot 111A)" on a plat entitled "Boundary Line Adjustment Plat Lots 111, 112 & 113, Windsor Estates, Section III", made by Charles E. Wingard, L.S., dated July 26, 1993, which plat is attached hereto and recorded herewith as Exhibit B.

This parcel is a portion of the real estate acquired by the Grantor by deed dated September 20, 1976, from F.B.H., Inc., a Virginia corporation, which deed is recorded in the Clerk's Office in Deed Book 481, page 357.

01246P537

The parcel herein conveyed, together with the Grantees adjacent lot, shall be treated as one (1) lot for subdivision and zoning purposes. The parcel is also subject to the restrictive covenants set forth in the Declaration of Restrictive Covenants for the subdivision, which covenants are recorded in the Clerk's Office in Deed Book 910, page 123.

Scarlet Maple Farms, Inc. reserves unto itself, its successors and assigns, an easement ten (10) feet in width along the northwestern boundary line of the parcel herein conveyed for utility lines. Scarlet Maple Farms, Inc. further releases unto the Grantees herein, their successors and assigns, the easement ten (10) feet in width along each side of the common boundary line between Lot No. 111 and Lot No. 112 of the subdivision, which easement was noted as being retained on the recorded plat of subdivision and was further reserved by Paragraph 12 of the Declaration of Restrictive Covenants for Windsor Estates, Section III, which covenants are recorded as set forth above. This release is made in accordance with the provisions of Paragraph 12.

The division of this lot is made in accordance with Paragraph 11 of the Declaration of Restrictive Covenants. A copy of the approval by the Architectural Control Committee is attached hereto and recorded herewith as Exhibit C.

Reference is made to the above plats and deed for further description and derivation of title.

**IN WITNESS WHEREOF** Grantor has caused its name to be executed on its behalf by its duly authorized officer.

Scarlet Maple Farms, Inc.

By Chester M. Heatwole  
Chester M. Heatwole, President

B 1 2 4 6 P 5 3 8

STATE OF VIRGINIA

CITY/COUNTY OF Rockingham

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of November, 1993, by Chester M. Heatwole, President of Scarlet Maple Farms, Inc., a Virginia corporation, on behalf of the corporation.

My commission expires August 31, 1995.

  
NOTARY PUBLIC

MAIL DEED TO GRANTEES:

104 Amber Lane  
Bridgewater, Va. 22812

DESCRIPTION OF      D 1 2 4 6 P 5 3 9  
THE EASTERLY PORTION OF  
LOT 112  
WINDSOR ESTATES  
SECTION III  
TOWN OF BRIDGEWATER, VIRGINIA

July 26, 1993

Beginning at an iron pin found in the northerly right of way line of Tiffany Drive, said pin being the southwesterly corner of Lot 111;  
thence running with Tiffany Drive,  
N63°-20'-37"W 50.00 feet to an iron pin set;  
thence making a new line through Lot 112,  
N26°-39'-23"E 131.50 feet to an iron pin set in the southerly line of Lot 108;  
thence running with Lot 108,  
S69°-03'-15"E 50.25 feet to an iron pin found at a corner common to Lots 108, 110 and 111;  
thence running with the westerly line of Lot 111,  
S26°-39'-23"W 136.50 feet to the point of beginning containing 6,700 square feet and being in accordance with the plat attached hereto and made a part hereof

LD93-1

Exhibit A

TAX PARCELS 122D ((3)) 111, 112, 113

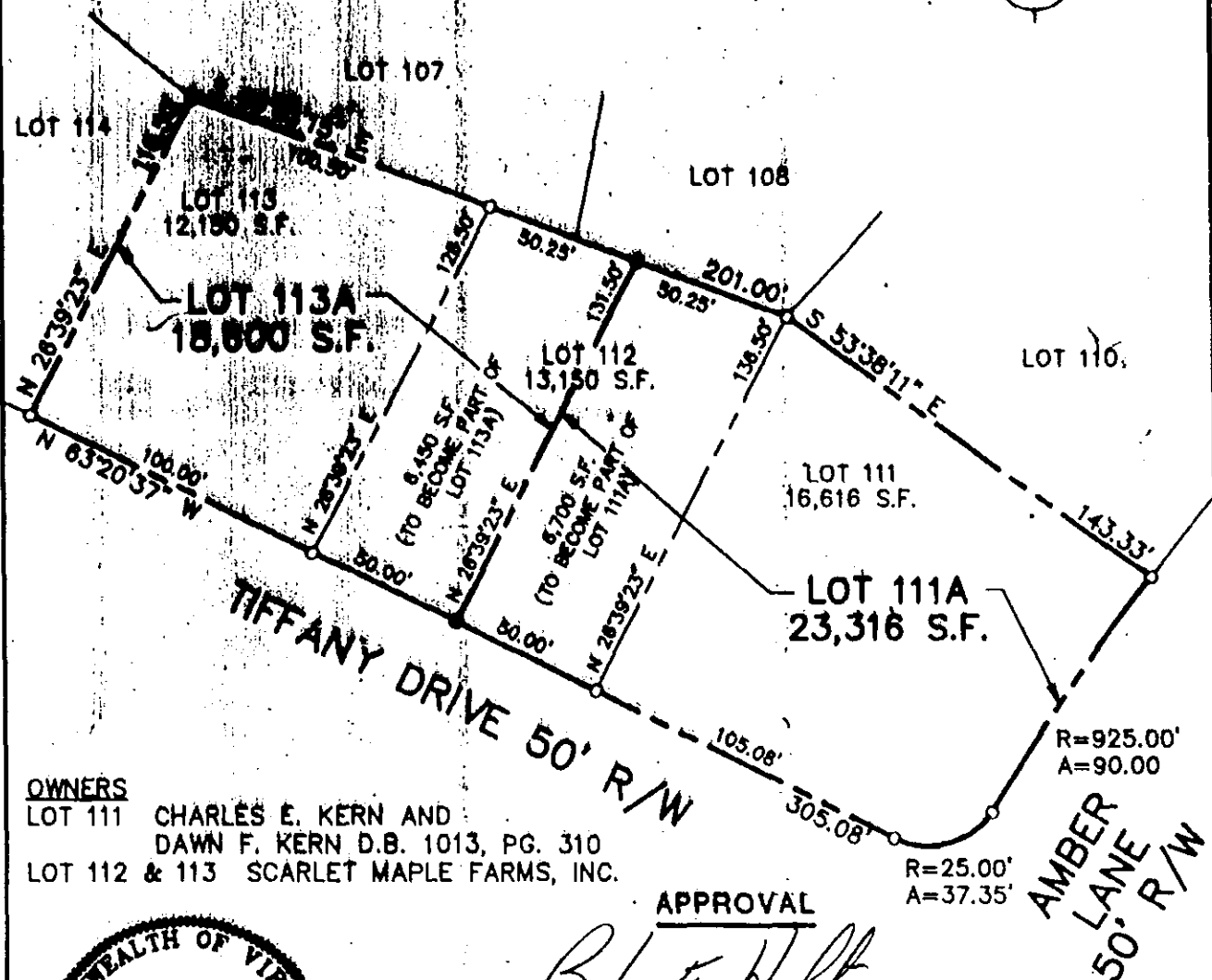
SUBDIVISION PLAT D.B. 896, PG. 337

—○— INDICATES IRON PIN FOUND

—●— INDICATES IRON PIN SET

B1246P540

NOTE: NO IMPROVEMENTS ARE SHOWN

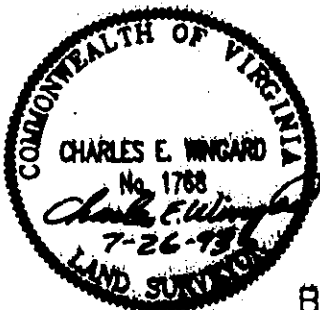


**OWNERS**

LOT 111 CHARLES E. KERN AND  
DAWN F. KERN D.B. 1013, PG. 310  
LOT 112 & 113 SCARLET MAPLE FARMS, INC.

**APPROVAL**

*B. F. Holtz*  
TOWN OF BRIDGEWATER - SUPERINTENDENT



BOUNDARY LINE ADJUSTMENT PLAT

LOTS 111, 112 & 113

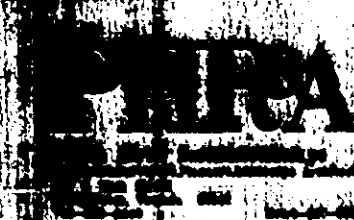
WINDSOR ESTATES

SECTION III

TOWN OF BRIDGEWATER

ROCKINGHAM COUNTY, VIRGINIA

DATE: JULY 26, 1993



Offices:  
Falls Church, Va.  
Bridgeport, Va.  
Lynchburg, Va.  
Richmond, Va.  
Virginia Beach, Va.  
Charlottesville, Va.  
Winchester, Va.

4973-1A

B1246P541

# CONSENT OF THE ARCHITECTURAL CONTROL COMMITTEE

The undersigned members of the Architectural Control Committee ("ACC") for Windsor Estates, Section III, hereby approve the division of Lot No. 112 into two parcels, one containing 6,700 square feet, which parcel is to be conveyed to Charles E. Kern and Dawn F. Kern, husband and wife, as a part of Lot No. 111 and the second parcel containing 6,450 square feet to become a part of Lot No. 113 owned by Scarlet Maple Farms, Inc. This approval is given in accordance with Paragraph 11 of the Declaration of Restrictive Covenants for Windsor Estates, Section III, which covenants are recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 910, page 123.

Dated: Nov. 11, 1993 Louise Heatwole  
Louise Heatwole

Dated: NOV. 24, 1993 Barry Pugh  
Barry Pugh

Dated: NOV. 24TH 1993 Clyde Pugh  
Clyde Pugh

120004

'93 DEC 17 AM 10 '15

RECORDED

60-107

Office in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, and the same was this day presented in the office aforesaid, and its validity and the validity of acknowledgment annexed, admitted to record the 17th day of Dec 19 93 at 1045A and I certify that fees were paid when applicable:  
Fee \$6.14 - State 23.75 County 4.90 City \_\_\_\_\_  
Tax \$6.54 - State 8.00 County 8.00 City \_\_\_\_\_ Transfer 1.00  
According 15 to \_\_\_\_\_ TITLE \_\_\_\_\_

L. WAYNE HANFORD  
CLERK

ced Book No 1246 Page 536

Exhibit C