



Briel PC Attorneys

440 W. Jubal Early Drive, Suite 200, Winchester, VA 22601
T: (540) 667-8222 / F: (540) 667-8224

February 25, 2025

Our File No: Unassigned
Prior File No:

From: Natalie White
E: nwhite@brielpc.com
P: 540-431-4154

To: Joan Donald
Via: Email
Fax:

Requesting: Full Search with Purchaser
Requested Due date: ASAP

ADDRESS:	None
COUNTY/REGISTRY:	Frederick
PARCEL ID:	86-A-213A
BRIEF LEGAL:	6.50 Acres

OWNER:	Raymond E. Chateauneuf, JR.
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BUYER/BORROWER:	Unknown
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UNDERWRITER:	Old Republic National Title Insurance Company
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Kindly send only the pertinent pages of any Deed of Trust(s) on record.
Thank you!

Trinity Titles, LLC
117 Blackfeet Trl
Winchester, VA 22602 US
+15402475153
ordermysearch@gmail.com

INVOICE

BILL TO
Natalie White
Briel PC Attorneys

INVOICE # 2168
DATE 03/10/2025

TRINITY FILE NO.
T25-079

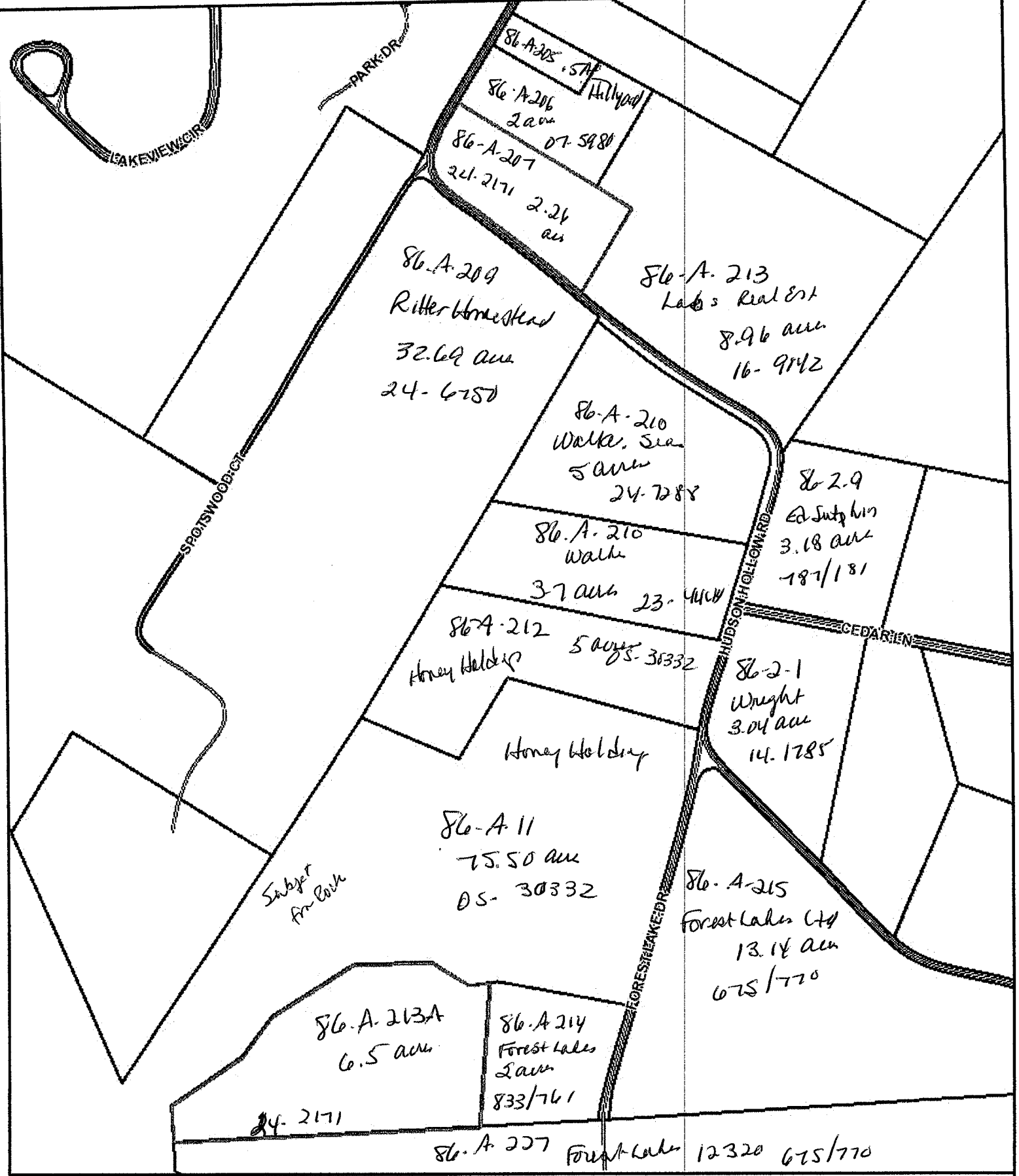
ACTIVITY	QTY	RATE	AMOUNT
Research Research for right of way Chateaufneuf	1	200.00	200.00

BALANCE DUE \$200.00

Pay invoice

Make all checks payable to Trinity Titles, LLC
If you have any questions concerning this invoice, contact Joan Donald, 540-247-5153
Ordermysearch@gmail.com

Property Map - Frederick County, VA



170/149

 #416 *
 W. C. RIGGS ET UX *
 TO :: :: DEED *
 P. MCDONALD *

Ex 2
 mailed to
 P. McDonald
 Stephens City, VA
 Post 5

THIS DEED MADE AND DATED THIS 17th., day of July, 1935, between W. C. Riggs and Velma B. Riggs, his wife, of Park County, Montana, parties of the first part and P. McDonald of Frederick County, Virginia, party of the second part.

WITNESSETH: That the said parties of the first part, in consideration of Ten Dollars (\$10.00) and other valuable considerations, paid and to be paid as hereinafter provided, do hereby grant and convey with general warranty of title unto the said P. McDonald, his heirs and assigns forever, all of that certain tract or parcel of land with the buildings and improvements thereon and the appurtenances thereunto belonging, containing one hundred and forty (140) acres, more or less, situated in Frederick County, Virginia, about two miles East of Stephens City, along the public road leading from White Post to Canterburg, adjoining the lands of M. K. Sandy, Helmick, Sargeant and others, and being the same property which was conveyed to the said W. C. Riggs by the Union Bank of Winchester, Virginia by deed dated May 8, 1934, of record in the Clerk's Office of the aforesaid County of Frederick in Deed Book No. 167, page 171, to which deed and the deeds therein mentioned reference is here made for a mere particular description.

As to the purchase price of said property, the sum of Ten Dollars (\$10.00) and other valuable considerations have been paid in cash, receipt of which is hereby acknowledged; and as to the balance due, the party of the second part hereby assumes the payment of six bonds amounting, in the aggregate, to One thousand Dollars (\$1,000.00), which bonds bear date May 8, 1934, and are payable by the said W. C. Riggs to the Union Bank of Winchester, Virginia and secured by a deed of trust on the premises hereby conveyed, which trust is dated May 8, 1934, and of record in the aforesaid Clerk's Office in Deed Book No. 167, page 472. One of the bonds secured in said deed of trust, amounting to \$100.00, has been paid.

And the said parties of the first part covenant that they will warrant generally the title to the property hereby conveyed; that they have a right to convey the same to the grantee; that the grantee, his heirs and assigns shall have quiet possession of said property; that the same is free from encumbrances, except as to the debt herein described; and that they will execute such further assurances as may be requisite.

Witness the following signatories and seals.

 REVENUE STAMPS *
 \$2.00 *
 CANCELLED *

W. C. RIGGS (SEAL)

VELMA B. RIGGS (SEAL)

P. MCDONALD (SEAL)

State of Montana,

County of Park, To Wit:-

120

170/120

I, Lewis Terwilliger, a Notary Public of and for the County aforesaid, in the said State of Montana, do hereby certify that W. C. Riggs and Velma B. Riggs, his wife, whose names are signed to the foregoing writing bearing date of the 17th., day of July, 1935, have personally appeared before me in my County and State aforesaid and acknowledged.

My commission expires on the 23rd day of May, 1937.

Given under my hand and notarial seal this 8th day of August.

1935.

(NOTARIAL SEAL)

LEWIS TERWILLIGER

NOTARY PUBLIC. FOR THE STATE

Montana Residing at Livingston, Montana,
My commission expires May 23, 1937.

STATE OF VIRGINIA,

COUNTY OF FREDERICK, TO WIT:

I, Margaret C. Kelchner, a Notary Public of and for the County aforesaid, in the said State of Virginia, do certify that P. McDonald, whose name is signed to the foregoing writing bearing date of the 17th., day of July, 1935, has personally appeared before me in my County and State aforesaid and acknowledged the same.

My commission expires on the 17th day of April 1937.

Given under my hand this 12th day of August, 1935.

MARGARET C. KELCHNER
NOTARY PUBLIC.

VIRGINIA

FREDERICK COUNTY SCT:

This instrument of writing was produced to me on the 12th day of Aug. 1935, and with certificate of acknowledgment thereto annexed was admitted to record.

Bessie Dannon, DEP. CLERK.

240

170 | 240

 #495 *
 P. McDONALD, ET AL. *
 TO :: DEED *
 ETHEL N. UPDEGRAFF ET AL *

*Et d +
bel to
lar. A.
Updegraff
2/12/35*

THIS DEED, made and dated this 28th day of September, 1935, by and between P. McDonald and Eva M. McDonald, his wife, parties of the first part, and Ethel N. Updegraff and James A. Updegraff, parties of the second part, and B. P. Harrison, Trustee, and The Union Bank of Winchester, parties of the third part,

WITNESSETH, that the parties of the first part, for and in consideration of Five Hundred (\$500.00) Dollars, in hand paid, the receipt whereof is hereby expressly acknowledged, do grant and convey, with general warranty of title, unto the said Ethel N. Updegraff and James A. Updegraff, all of that certain tract or parcel of land, with the appurtenances thereunto belonging, located about two and one half miles southeast of Stephens City, in the County of Frederick, Virginia, and more particularly described as beginning in the middle of the County road opposite a locust tree and running N. 72 W. 25.12 rods to a locust post, thence S. 40 1/4 W. 13.84 to a locust post, thence N. 63 1/2 W. 20.28 rods to a cedar in Dr. Montgomery's line, thence with Dr. Montgomery, Hale and Sargent to a large white oak in a hollow, corner to McDonald, Sargent, and Updegraff, thence N. 3 1/2 E. 7.44 rods to a sycamore tree, thence following on the East and Southeast side the meanders of an old road and ravine as follows: N. 61 1/2 E. 13.56 to a hickory, thence N. 39 1/2 E. 7.28 rods to a pine, thence W. 67 1/2 E. 10.48 rods to a pine, thence N. 86 1/2 E. 11.20 rods to a pine, thence S. 51 E. 6.20 rods to a pine, thence S. 77 1/2 E. 8 rods to a post 2.4 rods north of a marked pine, thence S. 9 1/2 W. 22 rods to a black oak in the Sargent line, thence with Sargent and the County road to the beginning, and containing 77 1/2 acres, and being a portion of a larger tract of land conveyed to the said P. McDonald by W. C. Riggs and Velma B. Riggs, his wife, by deed bearing date on the 17th day of July, 1935, of record in the office of the clerk of the Circuit Court of Frederick County, Virginia, in deed book 170, page 119.

But the parties of the first part expressly reserve unto themselves and their heirs and successors in ownership of the adjoining tract of land, a right of way across a road located upon the property hereinabove conveyed, from the public road leading to a six and one half acre tract of the parties of the first part not herein conveyed, which said road is now upon the property and is described as beginning at a large white oak, corner to McDonald, Sargent and the property hereinabove conveyed and running N. 3 1/2 E. 7.44 to a sycamore; thence N. 61 1/2 E. 13.56 to a hickory; thence N. 39 1/2 E. 7.28 rods to a pine; thence N. 67 1/2 E. 10.48 rods to a pine; thence N. 86 1/2 E. 11.20 rods to a pine; thence S. 51 E. 6.20 rods to a pine; thence S. 77 1/2 E. 8 rods to a post.

And for and in consideration of the cash sum of Five Hundred (\$500.00) Dollars to it in hand paid, The Union Bank of Winchester and

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B. P. Harrison, Trustee, at the direction of the Union Bank of Winchester as is evidenced by its joining herein, joins herein for the purpose of releasing the hereinabove described property from the lien of a certain deed of trust upon the said property and other property, executed by W. C. Riggs and Velma B. Riggs, his wife, dated May 4, 1934, of record in the aforesaid clerk's office in deed book 167, at page 472, to secure a debt due the said Union Bank of Winchester in the principal sum of Eleven Hundred (\$1100.00) Dollars, evidenced by seven bonds of the said W. C. Riggs, the payment of which said bonds was assumed by the said P. McDonald, but the lien of the said deed of trust is hereby expressly retained and reserved upon the remainder of the property conveyed therein to secure the payment of these bonds, described in said deed of trust;—Bond in the principal sum of \$100.00 payable two years after date, bond in the principal sum of \$200.00 payable four years after date, and bond in the principal sum of \$200.00 payable five years after date. These bonds described in said deed of trust have been paid and discharged;—Bond of \$100.00 payable one year after date, bond of \$100.00 payable three years after date, bond of \$200.00 payable six years after date, and bond of \$200.00 payable seven years after date.

The parties of the first part covenant that they have the right to convey the property hereinabove described, that the same is free of all liens and encumbrances, that they will execute such further assurances of title as may be requisite.

In witness whereof The Union Bank of Winchester has caused these presents to be executed by J. Fred Thwaite, its vice president and its corporate seal to be affixed hereto and attested by George B. Bushnell its cashier.

Witness the signatures and seals of the other parties hereto.

(SEAL)

ATTEST:—
Geo. B. Bushnell
CASHIER.

Rev. Stamp
50¢ cancelled

THE UNION BANK OF WINCHESTER

BY J. FRED THWAITE
VICE PRESIDENT

P. ~~M~~CDONALD (SEAL)

EVA MCDONALD (SEAL)

B. P. HARRISON (SEAL)
TRUSTEE

STATE OF VIRGINIA

COUNTY OF FREDERICK, TO WIT:

I, Dorothy W. Green, a Notary Public in and for the County aforesaid in the State of Virginia, do hereby certify that P. McDonald, Eva M. McDonald, J. Fred Thwaite, George B. Bushnell, and B. P. Harrison, Trustee, whose names are signed to the foregoing and annexed writing, bearing date on the 28th day of September, 1935, have this day personally appeared before me in my County aforesaid and acknowledged the same.

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Given under my hand this 28th day of September, 1935.

My commission expires March 7, 1936.

VIRGINIA

DOROTHY W. GREEN
NOTARY PUBLIC.

FREDERICK COUNTY SCT:

This instrument of writing was produced to me on the 28th day of Sept. 1935, and with certificate of acknowledgment thereto annexed was admitted to record.

Bessie Brannon, DEP. CLERK.

#496 *
R. E. BUNCUTTER ET UX *
TO :: :: DEED *
VIRGINIA MAYES *

THIS DEED made and dated this 20th day of August 1935, by and between R. E. Buncutter and Ada V. Buncutter, his wife, parties of the first part, and Virginia Mayes, party of the second part.

WITNESSETH: That for and in consideration of the sum of Five Hundred Dollars (\$500.00) cash in hand paid on or before the signing and delivery of this deed, and the additional sum of Thirty Five Hundred Dollars (\$3500.00), which is to be paid in monthly installments and secured by deed of trust on the within conveyed property, the said parties of the first part do hereby grant, sell and convey with general warranty of title unto the party of the second part all that certain lot or parcel of land, together with all improvements and appurtenances there to belonging, lying and being situate about Three Miles (3 Mi.) Northwest of Winchester, Virginia at Albin on the West side of State Highway #7, and being the same land which was conveyed to R. E. Buncutter by May Paxton Baker et vir, by deed bearing date of March 17, 1921, of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book No. 147, Page 199, except for a small triangular corner which was conveyed to R. L. Buncutter by R. E. Buncutter et ux by deed bearing date of May 26, 1926, of record in the aforesaid Clerk's Office in Deed Book No. 155, Page 281. A reference to said records is here made for a further and more particular description of said property.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantee; that the said grantee shall have quiet possession of the said land, free from all encumbrances; that they have done no act to encumber the said land; and that they will execute such further assurances of said land as may be requisite.

Witness the following signatures and seals.

R. E. BUNCUTTER (SEAL)

ADA V. BUNCUTTER (SEAL)

104

175/404

day of Feb., 1938 at 11:05 A.M. and with certificate of acknowledgment thereto annexed was admitted to record.

Bessie Blanton, DEP. CLERK.

#98 *
P. McDONALD ET UX *
TO :: DEED *
E. C. BRUMBACK *

E+8
3/4/38
mailed to
C. Brumback
in the town

THIS DEED made and dated this 22nd, day of February, 1938, by and between, P. McDonald and Eva McDonald, his wife, parties of the first part, and E. C. Brumback, party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, sell, and convey, with general warranty of title, unto the party of the second part, all of that certain tract of parcel of land, together with all improvements, appurtenances and rights of way thereto belonging, comprising Sixty-two and One-half Acres (62½ A.) more or less, lying and being situate about two miles East of Stephens City, along the road leading from White Post to Canterburg, in Opequon District, Frederick County, Virginia, and being a portion of that certain larger tract or parcel of land, which was conveyed to the said P. McDonald by W. C. Riggs and wife, by deed dated July 17, 1935, which is of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book No. 170, page 119. Said larger tract of land conveyed to McDonald by Riggs consisted of One Hundred and Forty Acres (140 A.) more or less, but a portion thereof, consisting of a parcel of Seventy-seven and One-half Acres (77½ A.) more or less, was conveyed to Ethel N. Updegraff and Jas A. Updegraff by P. McDonald and wife, by deed dated September, 28, 1935, which is of record in the aforesaid Clerk's office in Deed Book No. 170, page 240. It is all of the remainder of said larger tract of One Hundred and Forty Acres (140 A.), that the said parties of the first part are by this deed conveying to the party of the second part, the said E. C. Brumback. A reference to the aforesaid records, and the references therein contained, is here made for a further and more particular description of the within conveyed property.

As a part of the consideration for this conveyance, the party of the second part, the said E. C. Brumback, hereby assumes the payment of a certain balance due to the Union Bank of Winchester, Virginia, secured by deed of trust on the within conveyed premises, of record in the aforesaid Clerk's Office in Deed Book No. 167, page 472, the unpaid balance now due and owing on said trust, and assumed by the said E. C. Brumback, being at this time the sum of Five Hundred Dollars (\$500.00). And the said E. C. Brumback joins in this deed for the sole and express purposes of so assuming said lien indebtedness in the amount of Five Hundred Dollars (\$500.00) as aforesaid.

Witness the following signatures and seals.

175/405

REVENUE STAMPS *
FIFTY CENTS *
CANCELLED *

P. McDONALD (SEAL)
EVA McDONALD (SEAL)
E. C. BRUMBACK (SEAL)

STATE OF VIRGINIA
COUNTY OF FREDERICK, TO WIT:

I, Virginia Ritter, a notary public in and for the state and county aforesaid do hereby certify that P. McDonald, Eva McDonald and E. C. Brumback, whose names are signed to the foregoing and annexed writing bearing date of February 22, 1938, have this day personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

Given under my hand this 22nd, day of February, 1938.
My commission expires April 11, 1940.

VIRGINIA RITTER
NOTARY PUBLIC.

VIRGINIA
FREDERICK COUNTY SCT:

This instrument of writing was produced to me on the 22nd day of February, 1938 at 2:35 P.M. and with certificate of acknowledgment thereto annexed was admitted to record.

Bessie Beamon, DEPUTY CLERK.

#100 *
FLORENCE GUARD MALM & C. *
PAUL MALM, HER HUSBAND; *
EMILY R. MILLER, unmarried; *
and Emma J. Guard, widow *
TO (DEED OF B. & S. *
P. EDGAR LINEBURG *

Exd
3/4/38
See to
P.E. Lineburg
7/14/38

THIS DEED, made this ninth day of November in the year nineteen hundred and thirty-six, between Florence Guard Malm and C. Paul Malm, her husband, both of the City of Newport News and State of Virginia, parties of the first part; and P. Edgar Lineburg of the Town of Stephens City in the County of Frederick, party of the second part; and Emily R. Miller, unmarried, of the City of Martinsburg in the State of West Virginia, and Emma J. Guard, widow, of the County of Frederick in the State of Virginia, parties of the third part;

WHEREAS, at the beginning of 1892 J. W. Miller, Byron A. Guard, and James A. Guard were the owners of a certain one-acre lot of ground at the corner of German and Locust Streets in Stephens City (then known as Newtown) which lot of ground is fully described in the deed next hereinafter referred to; and,

WHEREAS, by deed dated March 15, 1892, and recorded in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 110 at page 106, J. W. Miller and Rachael V. Miller, his wife, conveyed to Byron A. Guard

127/57

645
ETHEL N. UPDEGRAFF ET VIR
TO :: :: DEED
LELIA MAY ASHLEY

THIS DEED made and dated this 19th, day of October, 1938, by and between, Ethel N. Updegraff and James A. Updegraff, her husband, parties of the first part, and Lelia May Ashley, party of the second part.

Ord.
10/28/38
Delivered
F. F. Ashley
10/31/38

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration; the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, sell and convey, with general warranty of title, unto the party of the second part a certain lot or parcel of land, lying and being situate about two and one-half (2½) miles Southeast of Stephens City in Opequon District, Frederick County, Virginia, and containing two acres and twenty-two square poles (2A. & 22 Sq.P.) according to a survey made by H. A. Funk, Surveyor, under date of October 18, 1938, said survey and a plat of said lot being attached hereto, and by this reference incorporated in this deed. This is a part of that certain larger tract or parcel of land which was conveyed to Ethel N. Updegraff and James A. Updegraff by P. McDonald and wife, by deed dated September 28, 1935, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book No. 170, page 240.

The parties of the first part also grant to the party of the second part and her successors, the free but not exclusive right to use the fifteen foot (15ft.) right of way over and upon the other land of the said parties of the first part, along the line of Sargent, leading to the public highway.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantee; that the said grantee shall have quiet possession of the said land, free from all encumbrances; that they have done no act to encumber the said land; and that they will execute such further assurances of said land as may be requisite.

Witness the following signatures and seals.

REVENUE STAMP
50 CENTS - CANCELLED

ETHEL N. UPDEGRAFF (SEAL)
JAMES A. UPDEGRAFF (SEAL)

STATE OF VIRGINIA
COUNTY OF FREDERICK, TO WIT:

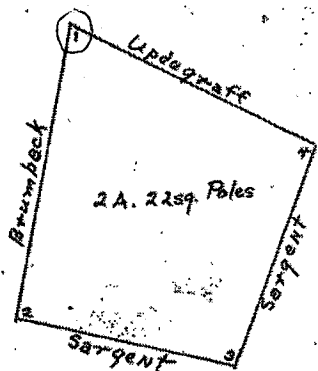
I, Virginia Ritter, a Notary public in and for the state and county aforesaid do hereby certify that Ethel N. Updegraff and James A. Updegraff, her husband, whose names are signed to the foregoing and annexed writing bearing date of October 19, 1938, have this day personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

Given under my hand this 19th, day of October, 1938. My commission expires April 11, 1940.

Interlencation added before deed signed and acknowledged.

Virginia Ritter N.P.

VIRGINIA RITTER
Notary Public.



Plot and survey of lot of land surveyed for Updegraff and Ashley located about 2½ miles South-east of Stephens City in Frederick County Virginia.

Beginning at (1) a stake 2.4 rods North of a marked pine and corner to Brumback and running with Brumback S.9½ W.22 Poles to (2) a black oak corner to Sargent, thence with Sargent S. 88½ E.15.20 Poles to (3) a black oak, thence containing with Sargent N.23 E.18 poles to (4) a stake in a fence corner to Updegraff, thence with Updegraff N.71½ W.19 poles to the beginning and containing two Acres and twenty two square poles.

H. A. Funk
Oct. 18-1938

322

180/322

the right to open said fences for proper purposes, but keep the same closed when not necessary for its proper purposes.

WITNESS the following signatures and seals.

WITNESS:

C. E. Babb

J. PAUL CADWALLADER (SEAL)

C. E. BABB

GEORGIA EMMA CADWALLADER (SEAL)

STATE OF VIRGINIA

COUNTY OF FREDERICK TO WIT:

I hereby certify that on this 2nd day of February A. D. 1940, before me, the subscriber, a Notary Public of the State of Virginia at large, personally appeared J. Paul Cadwallader and Georgia Emma Cadwallader and did each acknowledge the foregoing instrument of writing to be their act and deed.

In testimony whereof I have hereunto signed my name and affixed my official Notarial Seal the day and year just above written.

(NOTARIAL SEAL)

C. E. BABB
Notary Public.

My Commission Expires March 23, 1943.

VIRGINIA

FREDERICK COUNTY SCT:

This Instrument of writing was produced to me on the 8th day of May, 1940, at 10:15 A. M. and with certificate of acknowledgment thereto annexed was admitted to record.

[Signature], CLERK.

#349

EARL C. BRUMBACK ET UX

TO :: :: DEED

RAYMOND E. CHATEAUNEUF et ux

THIS DEED made and dated this 4th day of April, 1940, by and between Earl C. Brumback and Lucie M. Brumback, his wife, parties of the first part, and Raymond E. Chateaufeuf and Florence C. Chateaufeuf, his wife, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, sell and convey, with general warranty of title, unto the parties of the second part, jointly and in equal proportions, two certain tracts or parcels of land lying and being situate about three miles East of Stephens City in Opequon District, Frederick County, Virginia, together with improvements and appurtenances thereto belonging, as follows:

(1) A tract of 33 acres, 2 rods, 27.7 poles, more or less, according to a plat and survey thereof made by A. J. Tavenner, Surveyor of Frederick County, which is attached to, and by this reference made a part of this deed.

Rec. &
Not. added to
Raymond E.
Chateaufeuf.
Lucy Spring-Ad
5/14/40

188/323

(2) A tract of 6 acres, 2 roods, more or less, according to a plat and survey thereof made by A. J. Tavenner, Surveyor of Frederick County, which is also attached hereto, and by this reference made a part of this deed.

Both of the above parcels being portions of that certain larger tract or parcel of land, which was conveyed to the said Earl C. Brumback By P. McDonald and wife, by deed dated February 22, 1938, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book No. 175, page 404.

It is understood, and the parties of the second part by their acceptance of this deed hereby agree that they shall be liable for One-half of the expense of constructing and maintaining a fence between the land herein conveyed to them and the other land of the said Earl C. Brumback.

The aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantees; that the said grantees shall have quiet possession of the said land, free from all encumbrances; that they have done no act to encumber the said land; and that they will execute such further assurances of said land as may be requisite.

Witness the following signatures and seals.

EARL C. BRUMBACK (SEAL)

LUCIE M. BRUMBACK (SEAL)

STATE OF VIRGINIA

COUNTY OF FREDERICK, TO WIT:

I, Virginia Ritter, a notary public in and for the County of Frederick, in the State of Virginia, do hereby certify that Earl C. Brumback and Lucie M. Brumback, whose names are signed to the foregoing and annexed writing bearing date of April 4, 1940, have this day personally appeared before me in my jurisdiction aforesaid and acknowledged the same.

Given under my hand this 4th day of May 1940.

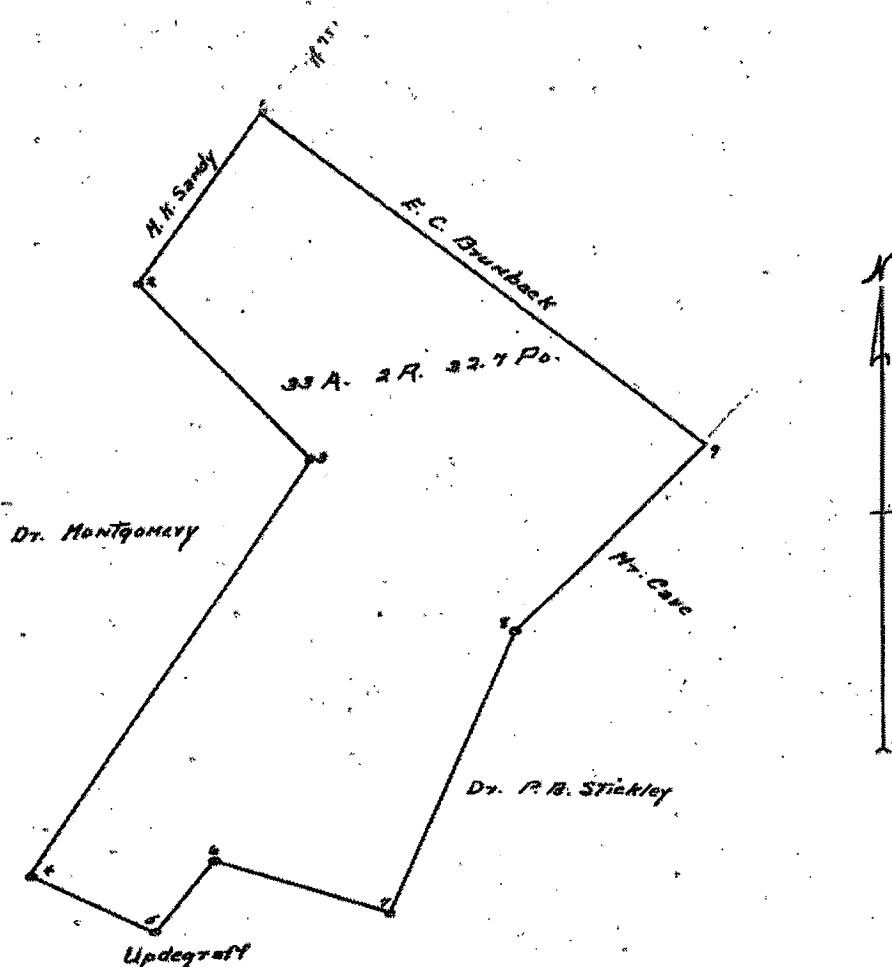
My commission expires on the 28 day of March, 1940.

REVENUE STAMPS *
\$1.50 **
CANCELLED *

VIRGINIA RITTER
NOTARY PUBLIC.

324

1801324

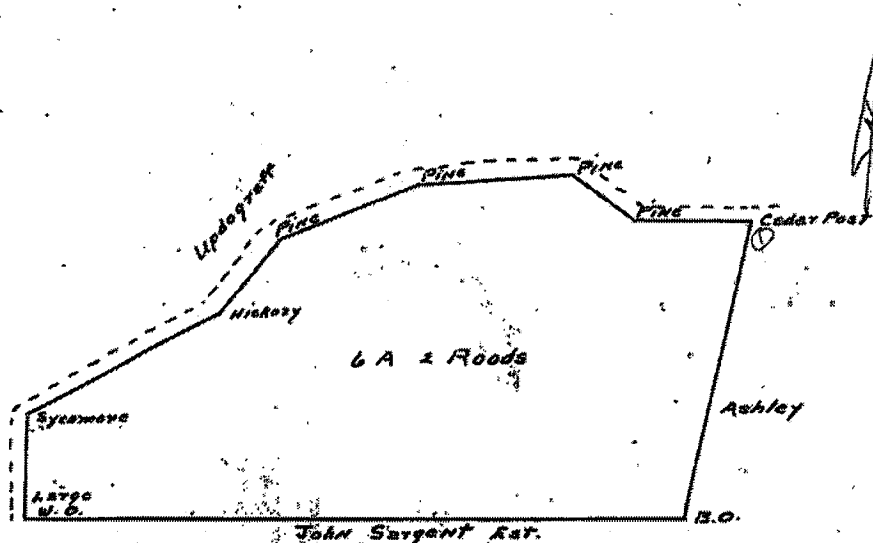


The above PLAT represents a tract of land belonging to E. C. Brumback, situated about 3 miles east of Stephens City, Virginia, adjoining Melvin Sandy, Martin Cave, and Updegraff, and is described as beginning in the center of the County road, corner to a tract of land belonging to and reserved by said E. C. Brumback on north side of this tract and in Melvin Sandy's line, thence in center of said road running with Sandy S $35\frac{1}{2}^{\circ}$ W 30.84 poles to a stake, corner to Dr. Montgomery in Sandy's line; thence again with the County road and with Montgomery S 46° E 35 poles to a point in the center of County road, corner to Dr. Montgomery; thence again with him S $33\frac{1}{2}^{\circ}$ W 71.76 poles to a post, corner to Montgomery and Updegraff's purchase off of the original 140 Acre tract; thence with Updegraff as follows: S $63\frac{1}{2}^{\circ}$ E 20.24 poles to a post; thence N $35\frac{1}{2}^{\circ}$ E 13.72 poles to a post; thence S $73\frac{3}{4}^{\circ}$ E 25.74 poles to center of County road, corner to Updegraff and Dr. P. B. Stickley; thence in center of the said road N $22\frac{3}{4}^{\circ}$ E 43.48 poles to the center of the said road, corner to Dr. P. B. Stickley; thence running with Cave N $41\frac{1}{2}^{\circ}$ E 37.8 poles to a post in Cave's line, corner to tract reserved; thence by a dividing line N 55° W 78-poles to the beginning, containing 33 Acres, 2 Roods, and 32.7 Sq. Poles.

Given under my hand this 2nd day of April, 1940.

A. J. TAVENNER S.F.C.

180/325



The above PLAT represents a tract of woodland belonging to E. C. Brumback, situated about 3 miles S. E. of Stephens City, Virginia, adjoining Updegroff, John Sargents Est., and Ashley, This tract was once a part of a tract of 140 Acres known as the McDonald land and is described as follows: Beginning at a cedar post, corner to Updegroff; thence S 8° W 22 poles to a black oak, corner to Ashley in Sargents line; thence with Sargent's Est; west 46.92 poles to a large white oak in a hollow; thence with Updegroff as follows: N 31° E 7.44 poles to a sycamore; thence N 61½° E 14.48 poles to a hickory; thence N 39½° E 7.28 poles to a pine; N 67½° E 10.48 poles to a pine; N 86½° E 11.20 poles to a pine; S 51° E 6.20 poles to a pine; thence finally S 77½° E 8.2 poles to the beginning corner, containing 6.5 Acres, all woodland.

Given under my hand this 2nd day of April, 1940.

A. J. Tavenner S. F. C.

VIRGINIA

FREDERICK COUNTY SCT:

This Instrument of writing was produced to me on the 9th day of May 1940 at 12-15 P.M. and with certificate of acknowledgment thereto annexed was admitted to record.

M. J. Tavenner, CLERK.

#752
RAYMOND E. CHATEAUNEUF, ET UX
TO: :: DEED
RAYMOND E. CHATEAUNEUF, JR., ET UX

BOOK 420, PAGE 435

THIS DEED made and dated this 1st day of November, 1973, by and between Raymond E. Chateaneuf and Florence ^CChateaneuf, his wife, parties of the first part, and Raymond E. Chateaneuf, Jr., and Ursula Chateaneuf, his wife, parties of the second part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the said parties of the first part do hereby grant, sell, and convey, with general warranty of title, unto the parties of the second part, with common law right of survivorship, all of the following described tracts or parcels of land, to-wit:

(1) All that certain tract or parcel of land containing 6 acres, 2 rods, more or less, together with all rights, privileges and appurtenances thereto belonging, lying and being situate about three miles Southeast of Stephens City, in Opequon District, Frederick County, Virginia, and being the same land identified and designated as Parcel No. 2 in that certain deed from E. C. Brumback, et ux, to the parties of the first part, bearing date of April 4, 1940, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book No. 180, page 322.

(2) A certain lot or parcel of land containing 1.217 Acre, more or less, together with all rights, privileges and appurtenances thereto belonging, lying and being situate along the Northeastern side of Virginia State Secondary Highway No. 636, about three miles Southeast of Stephens City, in Opequon District, Frederick County, Virginia, and being a portion of the land identified and designated as Parcel No. 1 in the aforesaid deed from E. C. Brumback, et ux, to the parties of the first part, bearing date of April 4, 1940, and of record in the aforesaid Clerk's Office in Deed Book No. 180, page 322. A plat and metes and bounds description of this parcel of land made by Lee A. Ebert, Surveyor, is attached to, and by this reference incorporated in, this deed.

It is expressly stipulated that said land is conveyed subject to all applicable, or legally enforceable, easements, if any, of record affecting same.

Except as noted above the aforesaid grantors covenant that they have the right to convey the said land to the aforesaid grantees; that the

BOOK 420 PAGE 436

said grantees shall have quiet possession of the said land; that they have done no act to encumber the said land; and that they will execute such further assurances of the said land as may be requisite.

Witness the following signatures and seals.

Raymond E. Chateausneuf (Seal)

Florence C. Chateausneuf (Seal)

State of Virginia

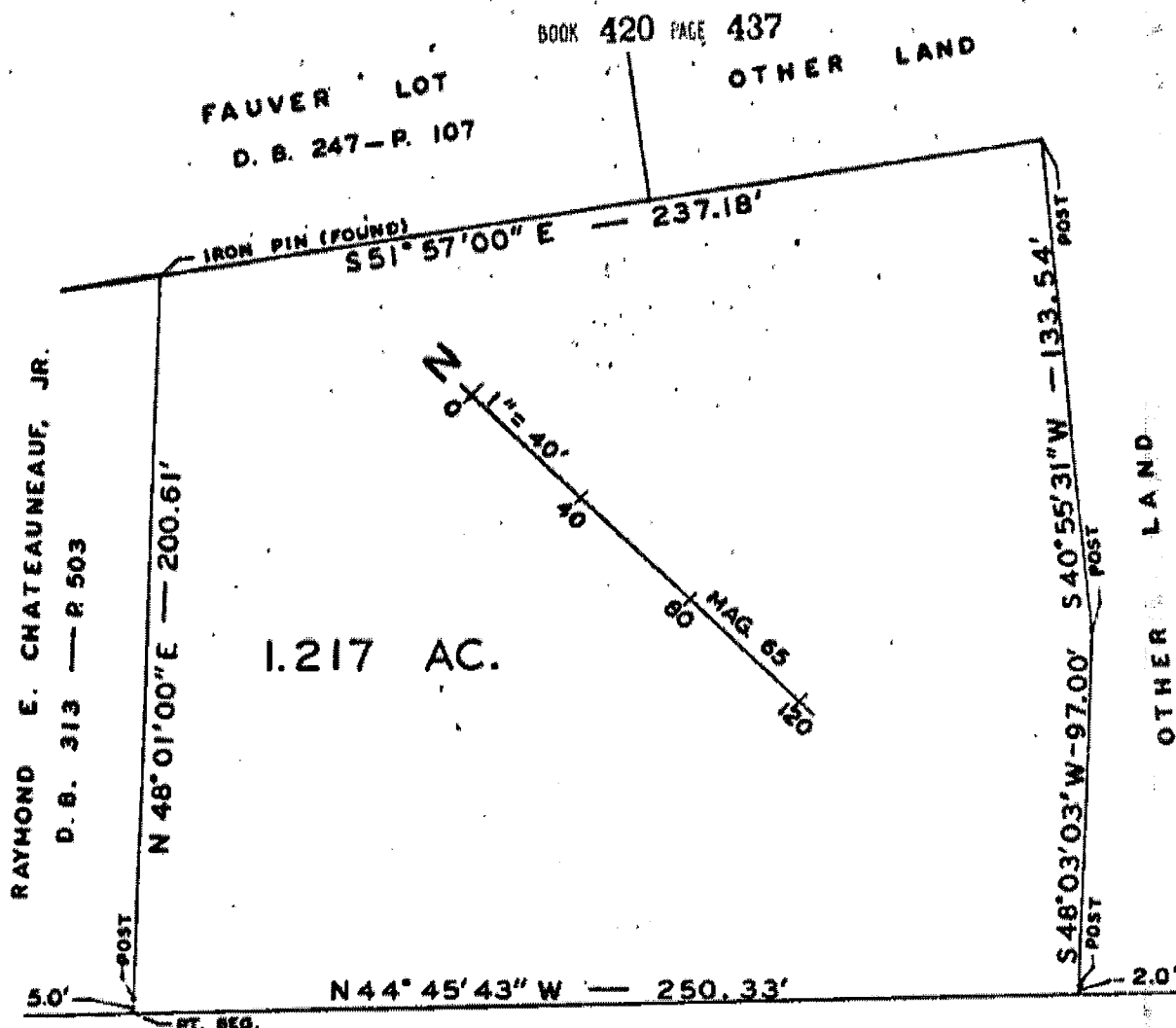
County of Frederick, to-wit:

I, Virginia Ritter, a Notary Public in and for the County of Frederick, in the State of Virginia, do hereby certify that Raymond E. Chateausneuf and Florence ^{C.}Chateausneuf, his wife, whose names are signed to the foregoing writing bearing date of November 1st, 1973, have personally appeared before me, in my county aforesaid, and acknowledged the same.

Given under my hand this 5th day of November, 1973.

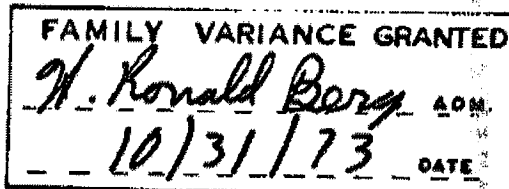
My commission expires March 8, 1976

Virginia Ritter
Notary Public



ROUTE 636 — 40' R/W

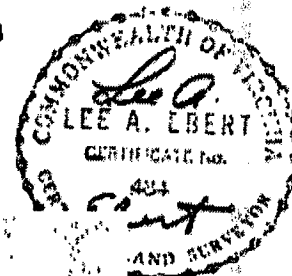
The above Plat is a Survey of a Portion of the Land (Tract 1) conveyed to Raymond E. Chateauf by Deed dated 4 April 1940 in Deed Book 180 Page 322. The said Portion fronts the Northeastern Boundary Line of Rt. 636, and lies in Opequon District, Frederick County, Virginia:



Beginning at a point in the Northeastern Boundary Line of Rt. 636, a corner to the Raymond E. Chateauf, Jr. Lot, running with the Southeastern Line of the said Lot N 48° 01' 00" E - 200.61 ft. to an iron pin (found) in the Southwestern Line of the Fauver Lot; thence with the said Line, and continuing with the Southwestern Line of the Retained Portion S 51° 57' 00" E - 237.18 ft. to a post corner; thence with the two following Northwestern Lines of the said Other Land S 40° 55' 31" W - 133.54 ft. to a post; thence S 48° 03' 03" W - 97.00 ft. to a point in the Northeastern Boundary Line of Rt. 636; thence with the said Line N 44° 45' 43" W - 250.33 ft. to the beginning.

Containing - - 1.217 Acres.

Surveyed - - - October 29, 1973.



VIRGINIA FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on the 5th day of November, 19 73, at 3:05 and with certificate of acknowledgment thereto annexed was admitted to record. Tax imposed by Sec. 58-54.1 of \$ 5.00, and 58-54 have been paid, if assessable.

George B. Whitacre Clerk.

Don Updegraff

#1520
JAMES A. UPDEGRAFF, ET UX
TO: :: :: DEED
MARTHA THOMPSON

*Deed to Martha Thompson
11-16-63*

BOOK 291 PAGE 212

THIS DEED, made and dated this 24th day of June, 1963, by and between James A. Updegraff and Ethel N. Updegraff, his wife, parties of the first part, hereinafter called the Grantors, and Martha Thompson, party of the second part, hereinafter called the Grantee.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid to the Grantors, and other good and valuable consideration, receipt of all of which is hereby received and acknowledged, and the mutual love and affection that the grantors have for the grantee, the grantors do hereby grant and convey with general warranty of title to Martha Thompson, in fee simple, all of the following described realty, to-wit:

"All those two certain tracts or parcels of land together with the improvements and appurtenances thereto belonging located about 2½ miles southeast of Stephens City, Virginia, in the County of Frederick, Virginia; parcel 1 containing 77½ acres, more or less, and bounded by a county road, Dr. Montgomery, Hale, and Sargent and parcel 2 containing 5.08 acres, more or less, lying about 3 miles east of Stephens City. From the conveyance of parcel 1 is excepted that certain lot or parcel of land containing 2 acres and 22 square poles which was conveyed by Ethel N. Updegraff and James A. Updegraff to Lela Mae Ashley by deed dated October 19, 1938, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 177, at page 57, these being the same two tracts or parcels of land that were conveyed by Joseph A. Massie, Jr. and wife, to James A. Updegraff by deed dated the 24th day of January 1951, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 217, at page 488. Parcel No. 1 being the same parcel which was conveyed to Ethel N. Updegraff and James A. Updegraff, her husband, by deed from T. McDonald and Eva M. McDonald, his wife, dated September 28, 1935, and of record in the aforesaid Clerk's Office in Deed Book 170, at page 240, and parcel No. 2 being the same land which was conveyed to James A. Updegraff and Ethel N. Updegraff from Effie Virginia Johnson and Robert Johnson, her husband, by deed dated March 1, 1946, and of record in the aforesaid Clerk's Office in Deed Book 195, at page 216." Reference is herein

MARSH, SHARR & MOWHAN
ATTORNEYS AT LAW
WINCHESTER, VIRGINIA

made to the aforesaid deeds and the references therein contained for a more perfect description of the properties hereby conveyed.

The Grantors covenant that they have the right to convey the within described property; that the same is free from all liens and encumbrances; and that they will forever warrant and defend the title thereto.

Witness the following signatures and seals.

James A. Updegraff (SEAL)
James A. Updegraff
Ethel N. Updegraff (SEAL)
Ethel N. Updegraff

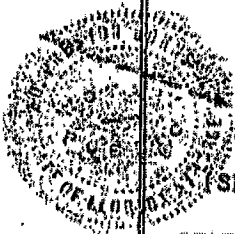
STATE OF FLORIDA

COUNTY OF OSCEOLA, To-wit:

I, O. Preston Johnson, a Notary Public in and for the County and State aforesaid, do certify that James A. Updegraff, whose name is signed to the foregoing writing, bearing date on the 21st day of June, 1963, has personally appeared before me in my County aforesaid and acknowledged the same.

Given under my hand this 1st day of July, 1963.

My commission expires April 4, 1966.



(SEAL)

O. Preston Johnson
Notary Public
State of Florida at large

STATE OF VIRGINIA

COUNTY OF FREDERICK, To-wit:

I, Janet M. Costleman, a Notary Public in and for the County and State aforesaid, do certify that Ethel N. Updegraff, whose name is signed to the foregoing writing, bearing date on the 21st day of June, 1963, has personally appeared before me in my County aforesaid and acknowledged the same.

Given under my hand this 21st day of June, 1963.

My commission expires January 22, 1964.

HARRIS, SHARR & MONAHAN
ATTORNEYS AT LAW
WINCHESTER, VIRGINIA

Janet M. Costleman
Notary Public

VIRGINIA FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on the 16 day of July, 1963 at 4:20 P.M., and with certificate of acknowledgment thereto annexed was admitted to record.

George B. Whitacre
Clerk

240002171

THIS DEED OF GIFT, made this 19th day of March, 2024, by and between **RAYMOND E. CHATEAUNEUF, JR.** and **URSULA CHATEAUNEUF**, his wife, parties of the first part, Grantor; and **RAYMOND E. CHATEAUNEUF, JR.**, married, party of the second part, Grantee.

WITNESSETH:

That for no monetary consideration, the party of the first part does hereby grant, bargain, and convey unto the party of the second part with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, together with all rights, rights of way, privileges, improvements thereon and appurtenances thereto belonging, all of the following realty:

(1) All that certain tract or parcel of land containing 6 acres, 2 roods, more or less, together with all rights, privileges and appurtenances thereunto belonging, lying and being situate about three miles Southeast of Stephens City, in Opequon District, Frederick County, Virginia, and being the same land identified and designated as Parcel No. 2 that was conveyed in that certain deed from Raymond E. Chateaufeuf and Florence C. Chateaufeuf, his wife, to the parties of the first part, bearing date of November 1, 1973, and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 420, page 435.
TAX MAP ID NO. 86 A 213A

(2) A certain lot or parcel of land containing 1.217 acres, more or less, lying and being situate along Virginia State Highway No. 636 about three miles East of Stephens City, in Opequon District, Frederick County, Virginia and being the same land identified and designated as Parcel No. 1 that was conveyed in that certain deed from Raymond E. Chateaufeuf and Florence C. Chateaufeuf, his wife and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 420, page 435.
TAX MAP ID NO. 86 A 207

(3) A certain lot or parcel of land containing 1.038 acres, more or less, lying and being situate along Virginia State Highway No. 636 about three miles East of Stephens City, in Opequon District, Frederick County, Virginia, and being the same land that was conveyed in that certain deed from Raymond E. Chateaufeuf and Florence C. Chateaufeuf, his wife and of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia, in Deed Book 313, page 503.
TAX MAP ID NO. 86 A 207

Grantee: Raymond E. Chateaufeuf, Jr.
1063 Hudson Hollow Road
Stephens City, VA 22655
Consideration: \$0.00
*Exempt from recording taxes under Va. Code §58.1-811D (1950, as amended)

NATE L. ADAMS, III, P.C.
ATTORNEYS AT LAW
11 SOUTH CAMERON STREET
WINCHESTER, VIRGINIA 22601
540-667-1330

The two parcels described herein consisting of 1.217 acres, more or less, and 1.038 acres, more or less, are both designated by Frederick County as Tax Map ID No. 86-A207 for a total of 2.26 acres.

Reference is made to the instruments described above and the attachments and references contained in them for a further and more particular description of the property conveyed by this deed. This conveyance is made subject to all legally enforceable restrictions, conditions and encumbrances of record and contained in the deeds forming the chain of title to the above described properties; provided, however, that the foregoing shall not be deemed in any way to reinstitute or republish any restrictions of record that may have expired or lapsed.

This Deed is prepared without a title examination.

WITNESS the following signature and seal:

Raymond E. Chateauf
RAYMOND E. CHATEAUNEUF, JR.

Ursula Chateauf By

Raymond E. Chateauf A.T.F.
URSULA CHATEAUNEUF, by Raymond E. Chateauf, her Attorney in Fact under Virginia Durable Financial Power of Attorney dated March 5, 2023

Power of Attorney 24-2170
Recorded #
Frederick County, VA/ Circuit Court

COMMONWEALTH OF VIRGINIA, AT LARGE,
CITY OF WINCHESTER, to-wit:

The foregoing instrument was subscribed and sworn before me this 19th day of March, 2024, by RAYMOND E. CHATEAUNEUF, JR. individually and as Attorney in fact for URSULA CHATEAUNEUF under Virginia Durable Financial Power of Attorney dated March 5, 2023.

NATE L. ADAMS, III, P.C.
ATTORNEYS AT LAW
11 SOUTH CAMERON STREET
WINCHESTER, VIRGINIA 22601
540-667-1330

DEBBIE L. LOFTON
Notary Public
Commonwealth of Virginia
Registration No. 184530
My Commission Expires Oct 31, 2024

Debbie Lofton
Notary Public
My Commission expires: 10-31-2024
Registration No. 184530

Prepared By:**Nate L. Adams, III, Esquire****VSB No. 20707****NATE L. ADAMS, III, P.C.****11 South Cameron Street****Winchester, Virginia 22601****(540) 667-1330****(540) 667-7165 (facsimile)**

INSTRUMENT 240002171
RECORDED IN THE CLERK'S OFFICE OF
FREDERICK CIRCUIT COURT ON
MARCH 20, 2024 AT 09:21 AM
SARAH J. KAHLE, CLERK
RECORDED BY: MLS

NATE L. ADAMS, III, P.C.
ATTORNEYS AT LAW
11 SOUTH CAMERON STREET
WINCHESTER, VIRGINIA 22601
540-667-1330