

This instrument prepared by:
J. Steven Grist, P.C.
202 S. Randolph Street
Lexington, VA 24450

DEED

THIS DEED, made this 14th day of January, 2003, by and between **Jan F. Kortmulder** and **Margo M. L. Kortmulder**, husband and wife, **Grantors**; and **Ronald D. Laub** and **Cecily M. Laub**, husband and wife, as tenants by the entirety with the right of survivorship as at common law, whose address is 4 Sellers Avenue, Lexington, VA 24450, **Grantees**.

**** WITNESSETH ****

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantees unto the Grantors and other good and valuable considerations, receipt of which is hereby acknowledged by the Grantors, the Grantors do hereby bargain, sell, grant and convey, with **GENERAL WARRANTY** and **ENGLISH COVENANTS OF TITLE** unto the Grantees, as tenants by the entirety with the right of survivorship as at common law, the following described property:

Tax Map No. 0740000A0000048C

All of that certain tract or parcel of land with any improvements thereon, rights of way incident thereto and appurtenances appertaining, situate on the northwesterly side of Thornhill Road (State Route 251), a short distance southwest of the City of Lexington in the **Kerrs Creek Magisterial District**, Rockbridge County, Virginia, containing 3.28 acres, said parcel being more particularly described and shown on a certain plat made and prepared by Woodrow W. Perkins, dated June 23, 2002, which plat is of record in the Office of the Clerk of the Circuit Court of Rockbridge County, Virginia, in Plat Cabinet 3, Slide 290.


The above-described property is a portion of that land acquired by Grantors herein by Deed dated April 15, 1986, and of record in the said Clerk's Office in Deed Book 423, page 341.

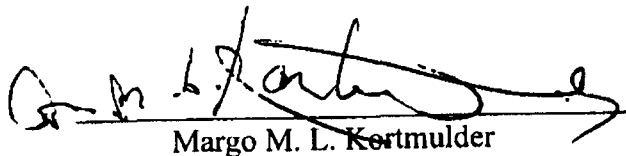
The above-described property is conveyed subject to the following restrictions:

1. The said lot may be used for one (1) single-family residence only.
2. No mobile homes or double wide homes are permitted.
3. No surface of any foundation wall of cinder block or concrete block or any other unfinished material shall be exposed to public view.
4. No building of a residence shall be constructed or be permitted unless construction plans and specifications shall first be submitted to the Grantors for approval. If the Grantors fail to act upon any plans or specifications submitted to them within thirty (30) days, said plans and specifications shall be deemed to be approved.
5. No animals shall be kept on the said lot, except those normally classified as household pets and said household pets shall not be kept or used for commercial purposes.
6. No commercial business or trade shall be permitted on the said lot, except professional offices or others not prohibited by Rockbridge County ordinance and which do not involve the coming and going of clients or others and which do not involve the storage or warehousing of merchandise on said property.

The above-described property is conveyed and the warranty and covenants of title herein contained are made, subject to any and all restrictions, reservations, covenants, easements and conditions appearing of record which do not adversely affect the use or marketability of the property.

WITNESS the following signatures and seals:

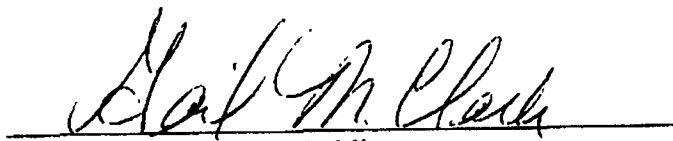
 (SEAL)
Jan F. Kortmulder

 (SEAL)
Margo M. L. Kortmulder

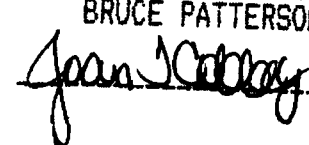
STATE OF VIRGINIA AT LARGE
CITY OF LEXINGTON, to-wit:

The foregoing instrument was acknowledged before me this 24th day of January, 2003, by Jan F. Kortmulder and Margo M. L. Kortmulder.

My commission expires July 31, 2006.


Notary Public

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INSTRUMENT #030000445
RECORDED IN THE CLERK'S OFFICE OF
ROCKBRIDGE COUNTY ON
JANUARY 24, 2003 AT 01:55PM
\$115.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$57.50 LOCAL: \$57.50
BRUCE PATTERSON, CLERK
BY:  (DC)