

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE, made and entered into this 28th day of September, 2000, by and between MARY ELIZABETH SMITH, VIOLA VIRGINIA GASKINS, EMILY L. COLBERT, MARIANETTA FRANCINE CROPP, sole survivor of FRENCH B. POLES, JR., deceased, and SAMUEL LEWIS POLES, Grantors, and JOSEPH R. SNIDER and JACQUELINE SNIDER, husband and wife, as tenants by the entirety, Grantees.

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 which is hereby acknowledged, the Grantors do hereby bargain, sell, grant and convey with General Warranty and English Covenants of Title unto JOSEPH R. SNIDER and JACQUELINE SNIDER, husband and wife, as tenants by the entirety with the full common law right of survivorship, the following described property, to-wit:

ALL THAT certain tract or parcel of land containing 129.1498 acres, more or less, fronting on Route 635, near Hume, Marshall District, Fauquier County, Virginia, as shown on the survey and metes and bounds prepared by Dunn Land Surveys, Inc. dated October 2, 2000, attached hereto and by reference made a part hereof.

AND BEING the same property conveyed to Emily Poles for life with the remainder to Mary Elizabeth Smith, Viola Virginia Gaskins, Emily L. Colbert, French B. Poles, Jr. and Samuel Lewis Poles by Deed Book 326, page 715 and corrected in Deed Book 337 at page 268. Said Emily Poles died February 27, 1995, thus vesting title in the remaindermen. Said French B. Poles, Jr. died January 7, 1977, leaving Marianetta Francine Cropp as the sole surviving heir.

Tax Map Number 6938-14-6709 -000

DULANEY, PARKER, LAUER & THOMAS, L.L.P.
Attorneys and Counselors at Law
808 Alexandria Pike
Suite 11
Warrenton, Virginia 20188
Phone (540) 349-2631

Consideration: \$581,400.00
OCT - 4 2000
Examined and Returned to:
Inspector Title, LC

Grantees address:
5224 Dixon SMill Rd
Mashell, VA 20115

Return to:
Mr. Brad F. Sisker
PO Box 238
Upperville, VA 20185

This conveyance is made expressly subject to all restrictions, covenants, easements and rights of way now of record on said property as the same may lawfully apply.

WITNESS the following signatures and seals:

Mary Elizabeth Smith (SEAL)
MARY ELIZABETH SMITH

Viola Virginia Gaskins (SEAL)
VIOLA VIRGINIA GASKINS

Emily L. Colbert by Frederick Poles POA (SEAL)
EMILY L. COLBERT, by Frederick Poles, her Attorney-in-Fact per Power of Attorney dated 3/15/00

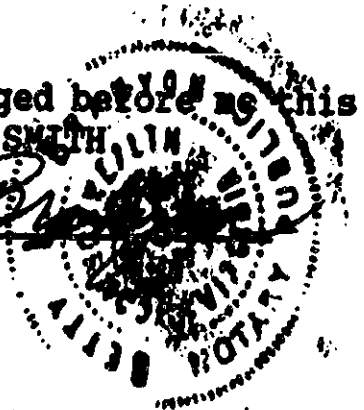
Marianette Francine Cropp (SEAL)
MARIANETTA FRANCINE CROPP

Samuel Lewis Poles (SEAL)
SAMUEL LEWIS POLES

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

28th day of September, 2000, by MARY ELIZABETH SMITH

Betty L. Poles
Notary Public

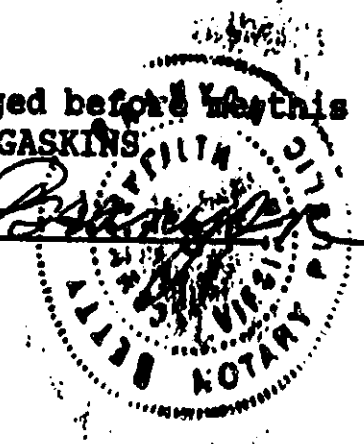


My Commission Expires: 8/31/01

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

28th day of September, 2000, by VIOLA VIRGINIA GASKINS

Betty L. Poles
Notary Public




My Commission Expires: 8/31/01

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 28th day of September, 2000, by FREDERICK POLES as attorney-in-fact on behalf of EMILY L. COLBERT.

Betty L. Bragg
Notary Public




My Commission Expires: 8/31/01

STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 29th day of September, 2000, by MARIANETTA FRANCINE GROPP

Betty L. Bragg
Notary Public




My Commission Expires: 8/31/01

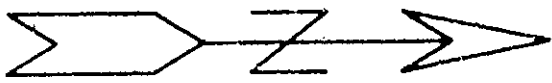
STATE OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 28th day of September, 2000, by SAMUEL LEWIS POLES.

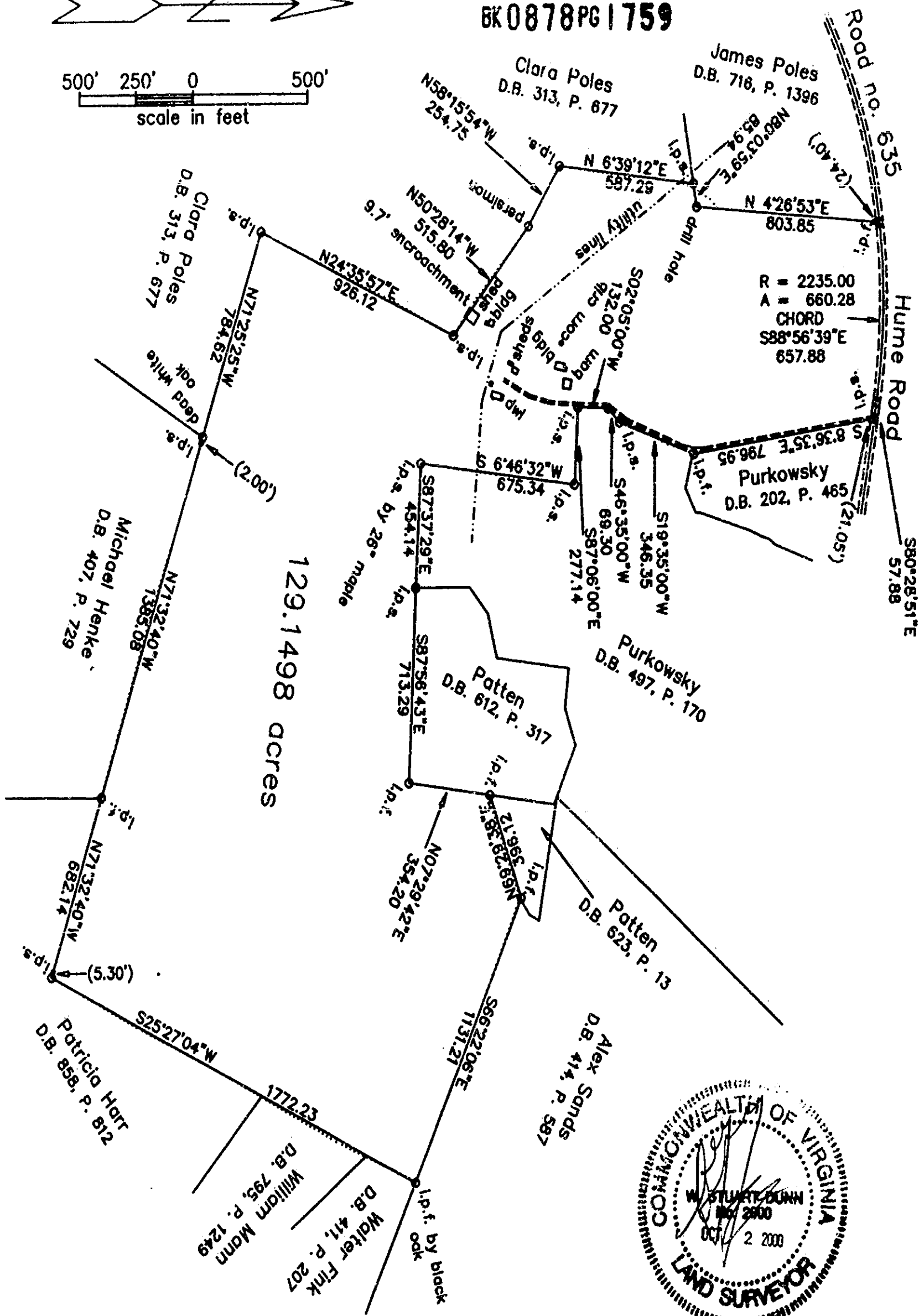
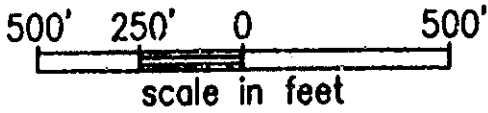
Betty L. Bragg
Notary Public



My Commission Expires: 8/31/01



BK 0878 PG 1759



Boundary Survey of the Land of
Mary Elizabeth Smith et al

Deed Book 326, Page 715 Deed Book 337, Page 268 P.I.N. 6938 - 14 - 6709
Marshall Magisterial District, Fauquier County, Virginia

Notes:

- (1) No title report furnished, easements not shown may exist.
- (2) This tract is not in the 100 year flood plain designated by HUD, established from FIRM Community Panel no. 510055 0175 A, dated November 1, 1979.

Survey no. 651
sheet 1 of 2

THIS PLAT IS FOR THE SOLE PURPOSE OF
RECORDING AN EXISTING LOT AND IS
NOT AN APPROVAL OF NEW LOTS(S)
OF RECORD UNDER THE FAUQUIER
COUNTY SUBDIVISION ORDINANCE

Fred H. Dunn
THE BOARD OF SUPERVISORS
10/3/00

Dunn Land Surveys, Inc.
30 East Main Street
Berryville, Virginia 22611
Tel: 540-955-3388
October 2, 2000

Description of the land of Mary Elizabeth Smith et al
Deed Book 326, Page 715 P.I.N. 6938 - 14 - 6709

The tract of land shown on the attached drawing, located on the South side of Road no. 635, Hume Road, about 1/2 mile East of Hume, and situated in Marshall Magisterial District, Fauquier County, Virginia, is bounded as follows:

Beginning at a point in the center of Road no. 635, a corner to James Poles; thence with the center of Road no. 635 for the following two courses: with a curve to the right having a radius of 2235.00 feet and a chord bearing and distance of South 88 deg. 56 min. 39 sec. East 657.88 feet for an arc distance of 660.28 feet; thence South 80 deg. 28 min. 51 sec. East 57.88 feet to a point in the center of Road no. 635, a corner to Purkowsky; thence with Purkowsky for the following seven courses: South 08 deg. 36 min. 35 sec. East 796.95 feet to an iron peg found; thence South 19 deg. 35 min. 00 sec. West 346.35 feet to an iron peg set; thence South 46 deg. 35 min. 00 sec. West 69.30 feet to an iron peg set; thence South 02 deg. 05 min. 00 sec. West 132.00 feet to an iron peg set; thence South 87 deg. 06 min. 00 sec. East 277.14 feet to an iron peg set; thence South 06 deg. 46 min. 32 sec. West 675.34 feet to an iron peg set by a 26 inch maple; thence South 87 deg. 37 min. 29 sec. East 454.14 feet to an iron peg set, a corner to Purkowsky and Patten; thence with Patten for the following three courses: South 87 deg. 56 min. 43 sec. East 713.29 feet to an iron peg found; thence North 07 deg. 29 min. 42 sec. East 354.20 feet to an iron peg found; thence North 69 deg. 29 min. 38 sec. East 396.12 feet to an iron peg found, a corner to Purkowsky; thence continuing with Purkowsky and Sands South 66 deg. 22 min. 06 sec. East 1131.21 feet to an iron peg found by a black oak in the line of Sands, a corner to Fink; thence with Fink, Mann and Harr South 25 deg. 27 min. 04 sec. West 1772.23 feet to a point, a corner to Harr; thence continuing with Harr North 71 deg. 32 min. 40 sec. West passing over an iron peg set at 5.30 feet for a total distance of 682.14 feet to an iron peg found, a corner to Harr and Henke; thence with Henke North 71 deg. 32 min. 40 sec. West passing over an iron peg set at 1383.08 feet for a total distance of 1385.08 feet to a dead white oak, a corner to Henke and Clara Poles; thence with Clara Poles for the following five courses: North 71 deg. 25 min. 25 sec. West 784.62 feet to an iron peg set; thence North 24 deg. 35 min. 57 sec. East 926.12 feet to an iron peg set; thence North 50 deg. 28 min. 14 sec. West 515.80 feet to a persimmon; thence North 58 deg. 15 min. 54 sec. West 254.75 feet to an iron peg set; thence North 06 deg. 39 min. 12 sec. East 587.29 feet to an iron peg set, a corner to Clara Poles in the line of James Poles; thence with James Poles for the following two courses: North 80 deg. 03 min. 59 sec. East 85.94 feet to a drill hole found in a rock outcrop; thence North 04 deg. 26 min. 53 sec. East passing over an iron peg found at 779.45 feet for a total distance of 803.85 feet to the point of beginning, containing 129.1498 acres, more or less.

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT

This instrument was received in this Office and with

certificate admitted to record on OCT - 4 2000

at 10:27 AM Tax of \$ 581.50 imposed by Section

58.1-802 Paid. Consideration: \$ 581,400.^e

State Tax \$ 872.^e County Tax \$ 2.90.

Transfer Fee \$ 1.^e VSLF \$1.00 Technology Fee \$3.00

Clerk's Fee \$ 13.^e Total: \$ 1762.50

Teste: Gail H Barb Clerk