

B 2 5 4 4 P 0 8 1

County of Rockingham, Virginia
tax map parcel 125H-(11)-8

THIS DEED made August 4, 2004 by and between INNOVEST, LLC, a Virginia limited liability company, Grantor, and Mary J. English, Grantee.

W I T N E S S E T H :

That for and in consideration of ten dollars (\$10.00) cash in hand and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of title, subject to easements and restrictions of record, unto Mary J. English, Grantee, in fee simple, all that certain lot or parcel of land, containing 16,500 square feet, more or less, with the improvements thereon, together with all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, located in Central District Rockingham County, Virginia, and designated as LOT NO 8., upon a plat entitled KENTSHIRE ESTATES, SECTION TWO, which plat is recorded in the Clerk's Office of the Circuit Court of Rockingham County Virginia, in Deed Book 2061 at page 666, and also being designated as 1350 Kentshire Drive Harrisonburg, Virginia 22801, as shown on a plat prepared by Charles E. Wingard, L.S., dated August 4, 2004, a copy of which is to be recorded with this deed.

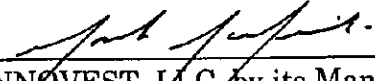
Being the identical property conveyed to the grantor herein in a deed dated August 7, 2003, from SCAKL, L.C., a Virginia limited liability company, which is recorded at deed Book 2351 page 192 of the said clerk's office.

Reference is hereby made to the aforesaid deed and plats, for a more particular description and derivation of title to the real estate herein conveyed.

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This conveyance is made subject to all prior existing mortgages, easements, conditions, and restrictions of record, including but not limited to the Declaration of Protective Covenants recorded, in the said clerk's office in Deed Book 2050 at page 551, and the Supplemental Declaration of Protective Covenants dated April 1, 2002, which is recorded in the clerk's Office on deed Book 2061 at page 671, insofar as any of the same may lawfully affect the property.

WITNESS the following signature and seal:

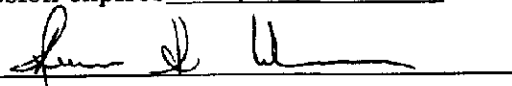
 (SEAL)
INNOVEST, LLC, by its Manager Mark Scafidi

STATE of VIRGINIA,

CITY/COUNTY OF HARRISONBURG, to-wit:

The forgoing instrument was acknowledged before me in my jurisdiction
aforesaid this 27th day of August, 2004, by
Mark Scafidi Manager of INNOVEST, LLC., a Virginia Limited
Liability Company, on behalf of the company.

My commission expires 3/31/05


Susan H. Workman
Notary Public

Grantees' address

1350 Kentshire Drive

Harrisonburg, VA 22801

This deed was prepared by:
James O. Clough
Attorney at law
235 Newman Ave.
Harrisonburg, Va. 22801

02541P000

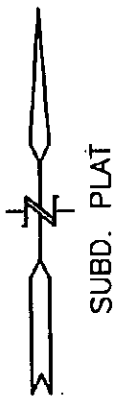
AUGUST 4, 2004
SCALE: 1"=40'

- △ = NAIL SET
- = IRON PIN SET
- = FOUND IRON PIN
- ⊙ = WATER METER
- ⊕ = CLEANDOUT
- ⊞ = HEAT PUMP

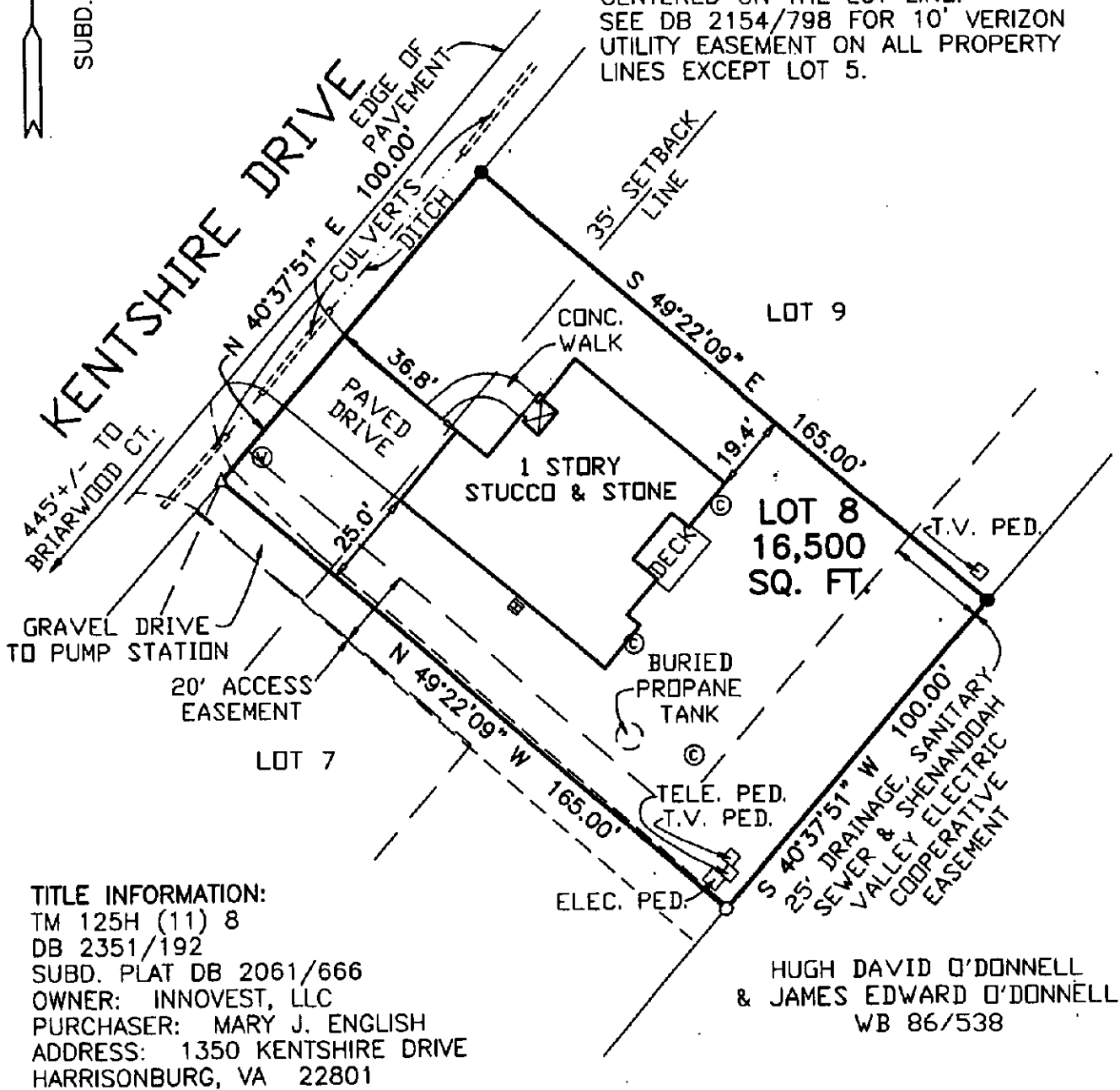
THIS LOT IS IN FLOOD ZONE C.

NOTES:

NO TITLE OPINION WAS SUPPLIED FOR THIS SURVEY.
 ALL FRONT LOT LINES HAVE A 10' DRAINAGE AND UTILITY EASEMENT ON THE INSIDE OF THE LOT LINE. ALL SIDE LOT LINES HAVE A 10' UTILITY EASEMENT CENTERED ON THE LOT LINE.
 SEE DB 2154/798 FOR 10' VERIZON UTILITY EASEMENT ON ALL PROPERTY LINES EXCEPT LOT 5.



SUBD. PLAT



TITLE INFORMATION:

TM 125H (11) 8
 DB 2351/192
 SUBD. PLAT DB 2061/666
 OWNER: INNOVEST, LLC
 PURCHASER: MARY J. ENGLISH
 ADDRESS: 1350 KENTSHIRE DRIVE
 HARRISONBURG, VA 22801

HUGH DAVID O'DONNELL
 & JAMES EDWARD O'DONNELL
 WB 86/538

PHYSICAL SURVEY OF LOT 8

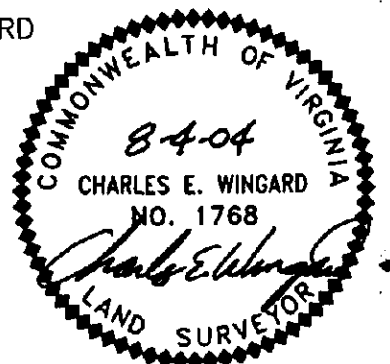
KENTSHIRE ESTATES, SECTION TWO

CENTRAL DISTRICT, ROCKINGHAM COUNTY, VIRGINIA

SURVEYOR'S CERTIFICATE:

TO ALL PARTIES INTERESTED IN TITLE TO PREMISES SURVEYED
 THIS SURVEY WAS ACTUALLY MADE ON THE GROUND AS PER RECORD
 DESCRIPTION AND IS CORRECT. THERE ARE NO ENCROACHMENTS
 EITHER WAY ACROSS PROPERTY LINES, EXCEPT AS SHOWN.
 GIVEN UNDER MY HAND THIS 4th DAY OF AUGUST, 2004

BENNER & ASSOC., INC.
 3061 SOUTH MAIN STREET
 HARRISONBURG, VA 22801
 540 434-0267
 REF# 062601-8



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04 AUG 30 PM 4:15

029448

CIRCUIT COURT
L. WAYNE HARPER, CLERK

VIRGINIA: In the Clerk's Office of the Circuit Court of Rockingham County
The foregoing instrument was this day presented in the office aforesaid, and is
together with the certificate of acknowledgement annexed, admitted to record this
30 day of Aug, 20 04 at 4:15 P.M. I certify that

taxes were paid when applicable:
Sec. 58-54 - State 035.79 County 211.99 City _____
Sec. 58-54.1 - State 212.00 County 212.00 City _____ Transfer 1.00

Recording 32.00 Copies 2.00 TESTE

L. WAYNE HARPER
CLERK

1300.00

Deed Book No 2544 Page 81