

BK1635 P60352

35808

DEED

THIS DEED, made this 3rd day of February, 1989, by and between MASON HUGHES PICKETT, unmarried, and PATRICIA LEE PICKETT KREBS and MICHAEL EDWIN KREBS, her husband, and PAUL B. EBERT, Executor of the Estate of Walter Mason Pickett, parties of the first part, and JACK A. FARR and LYND A. FARR, his wife, parties of the second part;

W I T N E S S E T H :

THAT FOR and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand, paid by the parties of the second part to the parties of the first part, and other good and valuable consideration, receipt of which is hereby acknowledged, the parties of the first part do hereby grant, bargain, sell and convey, with GENERAL WARRANTY OF TITLE and ENGLISH COVENANTS OF TITLE, unto the parties of the second part, as tenants by the entirety with survivorship as at common law, all that certain lot or parcel of land, together with improvements thereon, being situate in Prince William County, Virginia, and more particularly described as follows:

BEGINNING at an iron pipe set at the intersection of the northeasterly right of way line of Washington Street (State Route 55), and the southeasterly right of way line of Fayette Street (State Route 1301); thence with the said southeasterly right of way line of Fayette Street N. 36 deg. 24' 47" E. for 157.38 feet to a point; thence through the property of Walter Mason Pickett as follows S 54 deg. 43' 01" E. for 114.07 feet to a point; thence S. 35 deg. 49' 35" W. for 165.92 feet to an iron pipe set in the aforesaid northeasterly right of way of Washington Street; thence with the said Washington Street N. 50 deg. 28' 48" W. for

RETURN TO: GRANTEE ADDRESS  
Mr. and Mrs. Jack A. Farr  
15030 Washington St.  
Haymarket, VA 22069

CONSIDERATION: \$203,250.00

at the tax imposed  
(A) has been paid

2250.00  
203.50

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AND BEING part of the same property acquired by WALTER MASON PICKETT and FRANCES HUGHES PICKETT, his wife, by Deed dated June 15, 1960. The said Frances Hughes Pickett departed this life on February 23, 1979, and devised all her real property to Walter Mason Pickett, her husband, pursuant to her Will dated 8/11/77 and probated 2/28/79 in Will Book 45 at page 505. The said Walter Mason Pickett died on 11/13/87, and devised all his real property to Mason Hughes Pickett and Patricia Lee Pickett Cairns, now Patricia Lee Pickett Krebs, subject to the power of sale by Paul B. Ebert, Executor of his estate, pursuant to his Will dated 8/11/77 and probated 11/23/87 in Will Book 64, at page 1802, among the land records of Prince William County, Virginia.

THIS CONVEYANCE is made subject to and together with conditions, restrictions, rights-of-way and easements legally affecting the herein-described property.

WITNESS the following signatures and seals:

MASON HUGHES PICKETT (SEAL)  
MASON HUGHES PICKETT

Patricia Lee Pickett Krebs (SEAL)  
PATRICIA LEE PICKETT KREBS

Paul B. Ebert, Executor (SEAL)  
PAUL B. EBERT, Executor  
of the Estate of  
Walter Mason Pickett

Michael Edwin Krebs (SEAL)  
MICHAEL Edwin KREBS

STATE OF VIRGINIA, at large,  
CITY OF MANASSAS, to-wit:

I, THOMAS O. MURPHY, a Notary Public of and for the State of Virginia, at large, whose commission expires on the 9th day of June, 1991, do hereby certify that PATRICIA LEE PICKETT KREBS and MICHAEL Edwin KREBS, whose names are signed to the foregoing Deed dated February 3rd, 1989, have acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 6th day of February, 1989.

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STATE OF VIRGINIA, at large,  
CITY OF MANASSAS, to-wit:

I, Theresa J. Hanson, a Notary Public of and for the State of Virginia, at large, whose commission expires on the 18th day of December, 1992, do hereby certify that MASON HUGHES PICKETT, whose name is signed to the foregoing Deed dated February 3rd, 1989, has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 3rd day of February, 1989.

Theresa J. Hanson  
NOTARY PUBLIC

STATE OF VIRGINIA, at large,  
CITY OF MANASSAS, to-wit:

I, Theresa J. Hanson a Notary Public of and for the State of Virginia, at large, whose commission expires on the 18th day of December, 1992, do hereby certify that PAUL B. EBERT, Executor of the Estate of Walter Mason Pickett, whose name is signed to the foregoing Deed dated February 3rd, 1989, has acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand this 3rd day of February, 1989.

Theresa J. Hanson  
NOTARY PUBLIC