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THIS DEED OF EASEMENT, Made this 19th day of August, 1954, by and between SAMUEL O'KEEFE, Widower, party of the first part; and JULIE LIBBY, party of the second part.

* * * * W I T N E S S E T H * * * *

WHEREAS, the party of the first part is the owner of a tract of land adjacent to a parcel of land owned by the party of the second part; and

WHEREAS, the party of the second part desires that the party of the first part grant an easement for a right-of-way over the hereinafter described property; and

WHEREAS, the party of the first part, does by his signature to this instrument, hereby give his consent to the granting of said easement to the party of the second part;

NOW, THEREFORE, for and in consideration of the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, the said party of the first part does hereby grant and convey unto the party of the second part, her heirs or assigns, a perpetual easement of right-of-way to the party of the second part, over and across the following described parcel of land situate and being in Lee District, Fairfax County, Virginia, and more particularly described as follows.

BEGINNING, at a point in the easterly line of the Garner property, said point being S. 53° 27' 40" E. 851.71' of an iron pipe marking the N.E. corner of the Garner property; thence leaving the said line of Garner and running through the land of Samuel O'Keefe the following courses and distances, N. 41° 02' 20" E. 102.39'; N. 28° 34' 20" E. 203.36'; N. 14° 22' 10" E. 182.20'; N. 45° 54' 50" W. 256.03'; N. 34° 23' 50" W. 283.55'; and N. 07° 18' 50" W. 516.31' to a point, said point being the point of intersection of the road being described with the road to the O'Keefe house, thence still through the O'Keefe property N. 49° 06' 50" W. 137.27'; N. 32° 03' 10" W. 139.51'; N. 61° 10' 40" W. 178.29'; N. 85° 08' 00" W. 177.12'; thence N. 18° 26' 00" W. 87.89'; to a point in the center line of a county road.

Said easement being a twenty-four (20) outlet road running from the property formerly owned by William Lee Garner through the property of the party of the first part to a County Road.

The party of the first part reserves unto him self the

*Sept 3 1954 - Rec'd &
Julie Libby, St. W.
6420 1/2 St. W.
Med. DC*

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right to use said easement of right-of-way and the said party of the second part agrees to fence the said right-of-way and to maintain and keep in a state of good repair the said easement granted herein.

WITNESS the following signatures and seals.

Samuel O'Keefe (SEAL)
Samuel O'Keefe

Julie Libby (SEAL)
Julie Libby

STATE OF VIRGINIA,

COUNTY OF FAIRFAX, to-wit:

I, Virginia H. Manwell, a Notary Public in and for the County aforesaid, in the state of Virginia, do hereby certify that SAMUEL O'KEEFE, whose name is signed to the foregoing and annexed writing bearing date on the 19th day of August, 1954, has personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 20th day of August, 1954.

My commission expires on the 5th day of October, 1957.

Virginia H. Manwell
Notary Public

STATE OF VIRGINIA,

COUNTY OF FAIRFAX, to-wit

I, Virginia H. Manwell, a Notary Public in and for the County aforesaid, in the State of Virginia, do hereby certify that JULIE LIBBY, whose name is signed to the foregoing and annexed writing bearing date on the 19th day of August, 1954, has personally appeared before me in my County aforesaid and acknowledged the same.

GIVEN under my hand this 20th day of August, 1954.

My commission expires on the 5th day of October, 1957.

Virginia H. Manwell
Notary Public

In the Clerk's Office of the Circuit Court of Fairfax County, Virginia AUG 25 1954 at 2:30 P.M.

This instrument was received and, with the certificate annexed, admitted to record.

Teste!

Thomas H. Chapman, Jr. Clerk