

BK0860PG0501

00 00762

THIS DEED

made and entered into this 24th day of January, 2000, by and between William H. Hanback, party of the first part, Grantor; and William Daniels LLC, a Virginia Limited Liability Company, party of the second part, Grantee;

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 Grantor does hereby BARGAIN, SELL, GRANT and CONVEY with GENERAL WARRANTY OF TITLE, unto the Grantee, all the following described property, to-wit:

PARCEL ONE:

ALL THAT certain lot or parcel of land located in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, which is known as the "Shop Property" off the northeast side of Route 643, having the tax map # of 6984-60-9026 and 6984-70-1108 containing 2.5382 acres, more or less according to boundary survey dated January 19, 2000 by Eric K. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

AND BEING the same property devised to William H. Hanback by virtue of Last Will and Testament of William J. Hanback, who died March 28, 1988, and whose will was admitted to probate April 5, 1988 in Will Book 160 at Page 696 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia;

AND FURTHER BEING the same property conveyed to William H. Hanback, as his sole and separate equitable estate, by Quitclaim Deed of Gift dated June 1, 1988 from Robert W. Hanback, as his sole and separate equitable estate, recorded in Deed Book 602 at Page 382 in the aforesaid Clerk's Office.

CONSIDERATION: \$200,000.00

Examined and
Returned to:Inspector
Title, LLCPrepared by &
Return to:

WALKER, JONES, LAWRENCE,
DUGGAN & RAVAGE, P.C.
ATTORNEYS AT LAW
CARTER HALL
31 WINCHESTER STREET
WARRENTON, VIRGINIA 20186

JAN 26 2000

DND

Grantor's address:
9204-H. VASSAULT
MANASSAS PARK, VA 20111

BK0860PG0502

PARCEL TWO:

ALL of that certain lot of land situate in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, containing 2.8038 acres according to boundary survey dated January 19, 2000 by Eric R. Niskanen, Land Surveyor, a copy of which is attached hereto and made a part hereof.

TOGETHER WITH a certain non-exclusive easement and right of way, 50 feet in width, running from the property described herein, over and across the adjacent parcel containing 2.5382 acres, to Virginia State Route 643, Old Meetze Road, for ingress and egress and the construction, operation and maintenance of service utilities, all as shown on said plat and other documents in the chain of title;

AND BEING the same property conveyed to William H. Hanback by Deed of Gift dated July 6, 1976 from William J. Hanback and Olive Lee Hanback, his wife recorded in Deed Book 331 at Page 22 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

TAX MAP PIN NO. 6984-60-9026 & 6984-70-1108 & 6984-70-2394

This conveyance is made expressly subject to easements, restrictions and rights-of-way of record.

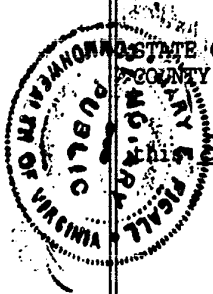
TO HAVE AND TO HOLD the said land and premises, together with all rights, ways, appurtenances and easements thereto belonging, or in anywise appertaining unto the said Grantee and its successors in fee simple, forever.

The Grantor covenants that he is seised of the aforesaid land, that he has the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, that he, the Grantor, will execute such further assurances as may be deemed requisite, and that he has done no act to encumber the said land.

BK0860PG0503

WITNESS the following signature and seal:

William H. Hanback (SEAL)
William H. Hanback



STATE OF VIRGINIA .
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me
this 24th day of January, 2000, by William H. Hanback.

[Signature]
Notary Public

My Commission Expires: July 31, 2000

BK0860PG0504

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: AUG. 1, 1979 & COMM-PANEL#510055 0285 A. EFFECTIVE DATE: NOV. 1, 1979
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. TOTAL AREA: 5.3420 ACRES

P.L.N. 6984-70-3768
N/F ADDISON

P.L.N. 6984-70-7966
N/F JOYNES
REAL ESTATE PTNSHP.

P.L.N. 6984-70-0416
N/F WHITEHORST
D.B. 598, PG. 504 (PLAN)

P.L.N. 6984-70-2394
**2.8038
ACRES**

BK0860PG0506

RECORD NORTH



BK0860PG0505



SURVEYOR'S CERTIFICATE

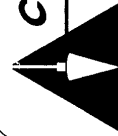
I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS, I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF WILLIAM J. HANBACK ESTATE AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA IN WILL BOOK 160 - PAGE 696. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen
ERIC K. NISKANEN LS NO 2244

PLAT SHOWING
BOUNDARY SURVEY
ON A PORTION OF THE PROPERTIES OF THE
WILLIAM J. HANBACK ESTATE

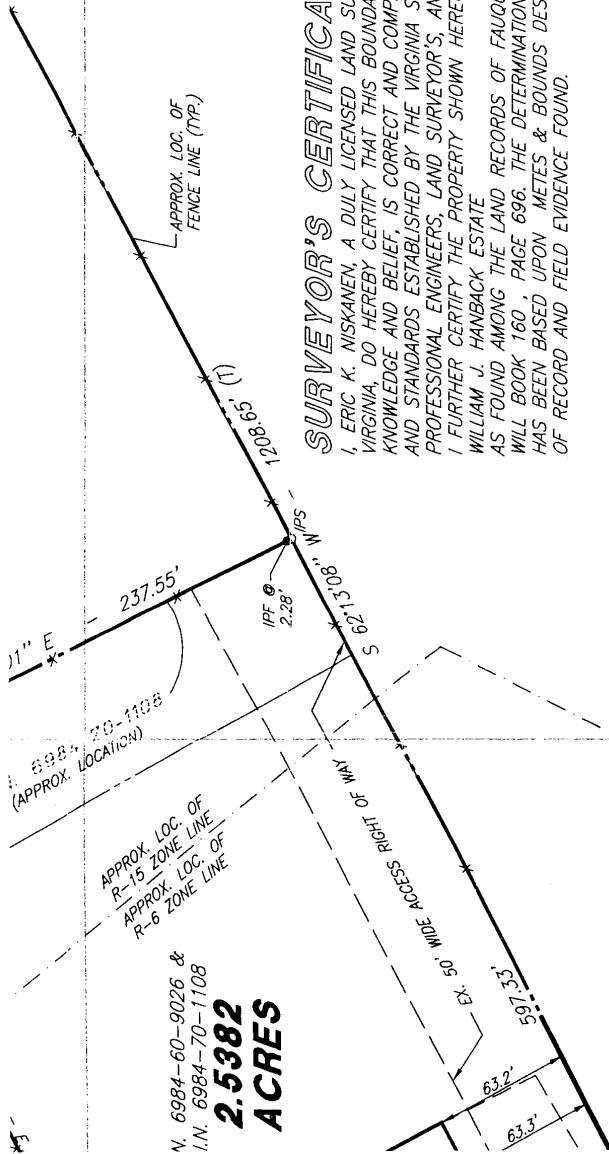
WILL BOOK 160, PAGE 696
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA
SCALE: 1"=60' JANUARY 16, 2000

PROJECT #00003-10



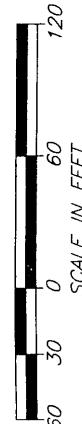
CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING • LAND SURVEYING • LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905



THIS PLAT IS FOR THE SOLE PURPOSE OF RECORDING AN EXISTING LOT AND IS NOT AN APPROVAL OF NEW LOT(S) CREATED UNDER THE FAUQUIER COUNTY SUBDIVISION ACT.

Frank R. Hoff
1/21/0



BK0860PG0507

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 **JAN 26 2000**
at 2:58 P.m. Tax of \$ 300.00 imposed by Section
58.1-802 Paid. Consideration: \$ 300,000.00
State Tax \$ 450.00 County Tax \$ 150.00
Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$ 3.00
Clerk's Fee \$ 15.00 Total: \$ 920.00

Teste: *Keith H Barb* Clerk

PLOT DATE: 1/19/2000

FILENAME: H:\PLAT\00003-10PL

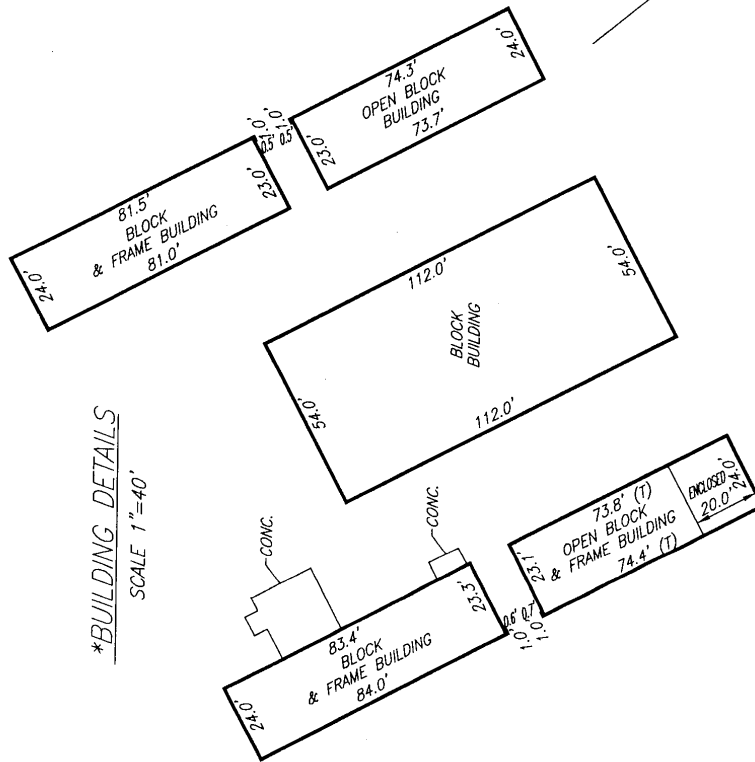
NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL#510057 0001 B. EFFECTIVE DATE: 02/01/00.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF WAY MAY EXIST. WETLANDS, IF ANY, NOT SHOWN.
3. TOTAL AREA: 5.3420 ACRES

BK0860PG0506

RECORD NORTH

***BUILDING DETAILS**
SCALE 1"=40'



P.L.N. 6984-70-0416

N.W. WHITEHURST
D.B. 598, PG. 504 (PLAT)

APPROX. LOC. OF
FENCE LINE (TYP.)

P.L.N.

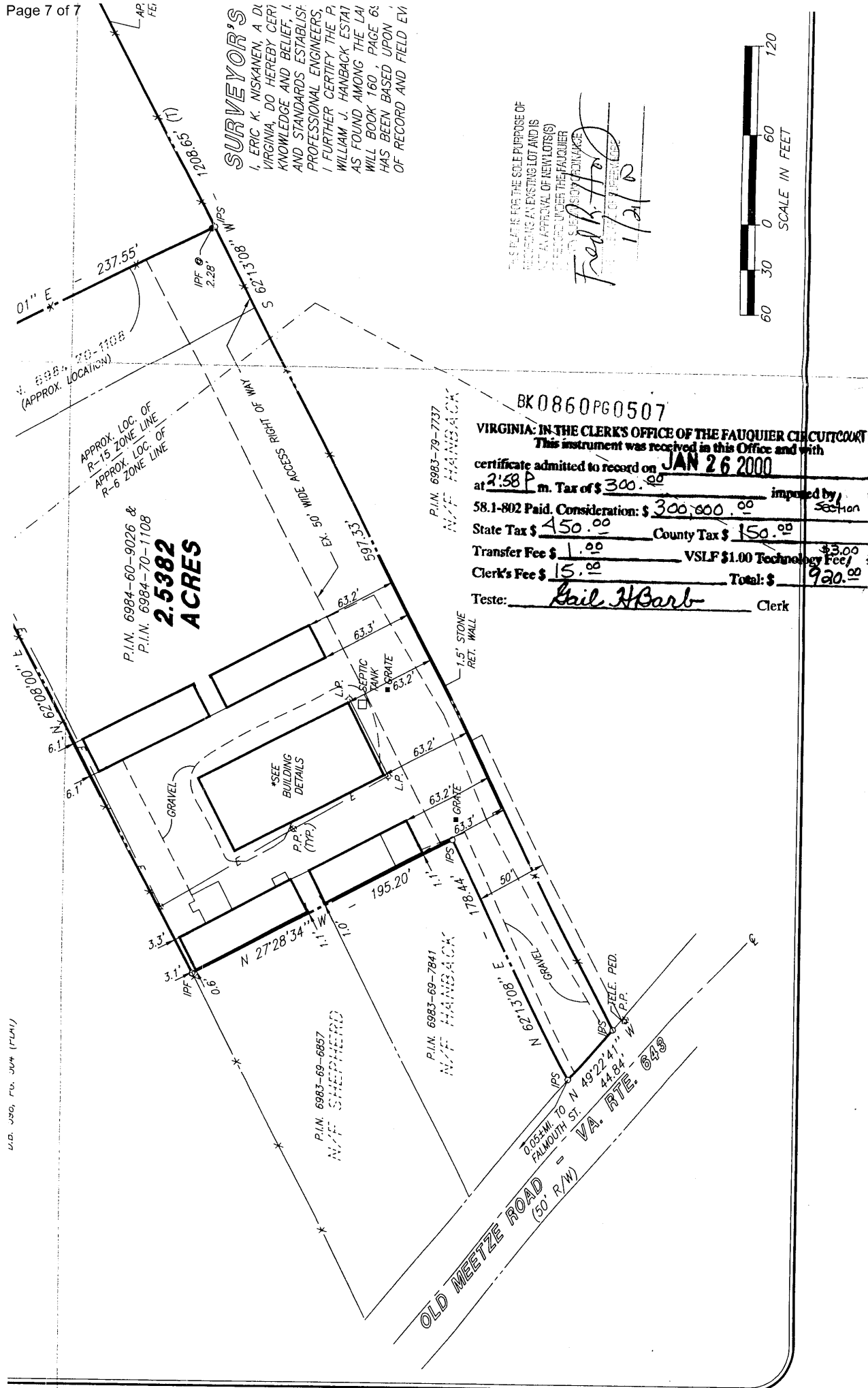
WELL ON
CONC.

P.L.N. 6984-70-1108
(APPROX. LOCATION)

APPROX. LOC.
R-15 CONC.
R-6 ZC

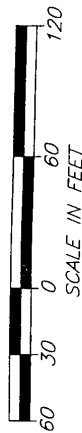
P.L.N. 6984-60-0026 &

P.L.N. 6984-60-7123
N.W. WIESENBERG
D.B. 598, PG. 504 (PLAT)



SURVEYOR'S
 I, ERIC K. NISKANEN, A DUL
 VIRGINIA, DO HEREBY CERTI
 KNOWLEDGE AND BELIEF, I
 AND STANDARDS ESTABLISH
 PROFESSIONAL ENGINEERS
 I FURTHER CERTIFY THE P
 WILLIAM J. HANBACK ESTAI
 AS FOUND AMONG THE LAI
 WILL BOOK 160, PAGE 68
 HAS BEEN BASED UPON
 OF RECORD AND FIELD EVI

THIS PLAT IS FOR THE SOLE PURPOSE OF
 RECORDING AN EXISTING LOT AND IS
 NOT AN APPROVAL OF NEW LOTS(S)
 OR NEW LOTS UNDER THE FAUQUIER
 ACTS OF 1994.
Fred R. Hall
 1/21/20



BK 0860 PG 0507

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 **JAN 26 2000**
 at **2:58 P** m. Tax of \$ **300.00** imposed by **1** Section
 58.1-802 Paid. Consideration: \$ **300,000.00**
 State Tax \$ **450.00** County Tax \$ **150.00**
 Transfer Fee \$ **1.00** VSLF \$1.00 Technology Fee \$ **3.00**
 Clerk's Fee \$ **15.00** Total: \$ **920.00**

Teste: *Gail H Barb* Clerk

U.D. 350, P.D. 304 (PLAN)