

Type: DEEDS
Recorded: 5/13/2021 1:13:00 PM
Fee Amt: \$2,972.00 Page 1 of 4
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2021-00006695

BK 1685 PG 1938 - 1941

DEED

This Deed, made this 12th day of May, 2021, by and between Christine M. CONNOLLY and John CONNOLLY, wife and husband, GRANTORS, and Travis Alexander SIMOES, Trustee and Jordyn Vicinus SIMOES, Trustee of The Travis and Jordyn Simoes Living Trust U/A dated February 17, 2017, GRANTEEES;

WITNESSETH

That for and in consideration of the conveyance made hereby, the consideration received by the GRANTORS and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, the GRANTORS subject to the matters described herein, hereby grant and convey to the GRANTEEES with General Warranty and English Covenants of Title, in fee simple unto the GRANTEEES, Travis Alexander SIMOES, Trustee and Jordyn Vicinus SIMOES, Trustee of The Travis and Jordyn Simoes Living Trust U/A dated February 17, 2017 sole owner, the following described real estate, situate, lying and being in Fauquier County, Commonwealth of Virginia, (the "Real Estate"), to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO

AND BEING the same property conveyed by Jerry Salts and Jaquetta Salts unto John CONNOLLY and Christine M. CONNOLLY by virtue of a deed dated November 25, 2009, and recorded November 30, 2009, in Deed Book 1332, page 2152, among the land records of the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions, and agreements that lawfully apply to the Real Estate or any part thereof.

The GRANTORS covenant that said GRANTORS have the right to convey the Real Estate, that the GRANTORS have done no act to encumber the Real Estate; that the said GRANTEEES shall have quiet possession of the Real Estate; and that the GRANTORS will execute such further assurances as may be requisite.

THE SETTLEMENT COMPANY
7500 DIPLOMAT DR., SUITE 101
MANASSAS, VA 20109

John Connolly
for

PREPARED BY
LAW OFFICES

SHREVE'S
SCHUDEL
SAUNDERS
PARELLO &
CLARKE, PLLC

492 Blackwell Road
Warrenton, VA 20186

P:540-316-6203

Tax Map Number: 6983-79-2716 - 000
Property Address: 576 Galina Way, Warrenton, VA 20186
Grantee's Mailing Address: 576 Galina Way, Warrenton, VA 20186
Consideration: \$675,000.00
Assessed Value: \$493,600.00
Underwriter: Fidelity Title Insurance Company
VSB#: 74235, Donald W. Tomlinson

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TO HAVE AND TO HOLD the Property in fee simple, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement and as enumerated in the Virginia Code Section 64.1-57, including but not limited to the following:

Full power and authority is hereby granted to the Trustees and their successors to protect and conserve the Property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustees in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the trustees, shall (a) be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b) be obliged to see that the terms of the trust have been complied with, (c) be obliged to inquire into the authority, necessity or expediency of any act of Trustees, or (d) be privileged to inquire into any of the terms of the Trust Agreement creating said trust. Every deed, mortgage, lease or other instrument executed by the Trustees in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (i) that at the time of the delivery thereof the said trust was in full force and effect, (ii) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (iii) that the Trustees were duly authorized and empowered to execute and deliver every such instrument, and

(iv) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust.

The Trustees shall have no individual liability or obligation whatsoever arising from Trustees' ownership, as Trustees, of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustees in dealing with said Property, or in otherwise acting as Trustees, except only so far as said Property and any trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof.

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The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary under the Trust Agreement shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

This Deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, 1950, as amended, and in force.

Witness the following signatures and seals:

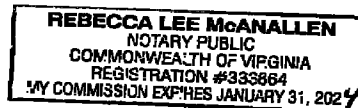
Christine M. Connolly
Christine M. CONNOLLY

John Connolly
John CONNOLLY

Commonwealth of Virginia, City/County of: Fauquier to wit:

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that Christine M. CONNOLLY and John CONNOLLY, whose names are signed to the foregoing document, acknowledged the same before me in my jurisdiction aforesaid, this 12th day of May, 2021.

Rebecca Lee McAnallen
Notary Public



My Commission Expires: 1-31-24

Exhibit A

Legal Description

Lot 47, MONROE ESTATES, as the same appears duly dedicated, platted and recorded in Deed Book 982 at Page 940, among the land records of Fauquier County, Virginia.

RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
May 13, 2021 AT 01:13:00 PM
\$675.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: \$337.50 LOCAL: \$337.50
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb

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