


Prepared By: Thomas James Ross II, Esquire
VSB#22360
TAX MAP PIN NO: 6984-50-4270-000
CONSIDERATION: \$125,000.00
ASSESSED VALUE: \$95,000.00
Title Insurance Underwriter: Stewart Title Guaranty Company
GRANTEE ADDRESS:
2534 Cool Springs Ct.
Amosville, VA 20106


Doc ID: 009490910003 Type: DEE
Recorded: 09/16/2024 at 01:12:54 PM
Fee Amt: \$593.92 Page 1 of 3
Fauquier County, VA
Gail H Barb Clerk of Circuit Court
File# 2024-00005556

BK **1776** PG **238-240**

THIS DEED

made and entered into this 9th day of September, 2024, by and between LEVI T. BYRD and LUCIA N. BYRD, husband and wife, Grantors; and ATKINS HOMES, LLC,, a Virginia limited liability company, 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 Grantors, do hereby GRANT and CONVEY with GENERAL WARRANTY unto the Grantee, the following described real property located in Fauquier County, Virginia, to-wit:

ALL OF THAT certain lot or parcel of land being situate in Centre Magisterial District, Fauquier County, Virginia, near the Town of Warrenton and fronting on Madison Street, Virginia, Route 1103, and described by metes and bounds on that certain plat and survey prepared by Fred Bartenstein, S.F.C., dated February 24, 1958, and attached to deed of trust recorded in Deed Book 201, page 479, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, containing 9,136 square feet, more or less or 0.2097 acre, more or less.

AND BEING the same property conveyed to Levi T. Byrd and Lucia N. Byrd by deed from James H. Franklin dated April 10, 2000 and recorded in Deed Book 865, Page 862 in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

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

ROSS LAW
EXAMINED &
RETURNED

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 Grantors covenant that they have the right to convey said land, that the Grantee will have quiet possession of the same, free from all encumbrances, and that they, the Grantors, will execute such further assurances as may be deemed requisite, and that they have done no act to encumber the said land.


WITNESS the following signatures and seals:

Levi T Byrd  (SEAL)
Levi T. Byrd

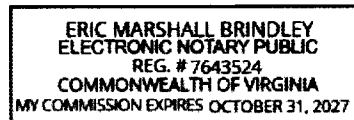
Lucia N Byrd  (SEAL)
Lucia N. Byrd

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 9th day of September, 2024, by Levi T. Byrd and Lucia N. Byrd.

Eric Marshall Brindley 
Notary Public

My Commission Expires: 10/31/2027
Registration No.: 7643524



Online Notary Public. This notarial act involved the use of
online audio/video communication technology. Notarization
facilitated by SIGNiX®

Affidavit of Submitter

The Undersigned affiant, being first duly sworn, deposes and states as follows, prepared pursuant to 17.1-223 of the code of Virginia, that the attached electronic document is a true and correct copy of the electronic original.

(Name of Submitter): ERIC MARSHALL BRINDLEY

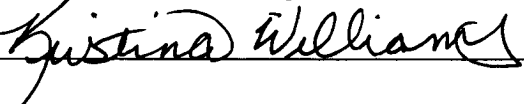
(Signature of Submitter) 

(Address of Submitter): 31 GARRETT STREET, WARRENTON, VA 20186

(Telephone of Submitter): 540-349-1010

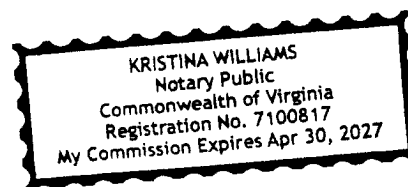
(Email of Submitter): ERIC@BRINDLEYROSS.COM

The foregoing affidavit was acknowledged before me this 16TH day of SEPTEMBER 2024. By,

Notary Public: 

My Commission Expires: 4/30/27

Notary Registration Number: 7100817



RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
SEPTEMBER 16, 2024 at 1:12:54 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$62.50 LOCAL: \$62.50
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT
