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 Recorded: 12/20/2023 at 08:26:08 AM
 Fee Amt: \$6,980.33 Page 1 of 2
 Fauquier County, VA
 Gail H Barb Clerk of Circuit Court
 File# 2023-00007633

BK **1761** PG **2-3**

Consideration \$1,600,000.00; Assessed Value \$948,200.00; PIN: 6983-68-5113-000

Title Underwriter: American Land Title Association

Prepared by: Mark F. Hyson (VSB#48406), 86 E Lee Street, Warrenton, Virginia 20186

Grantees Address:

*285 Livingston Blvd
 Warrenton, VA 20186*

THIS DEED

made and entered into this 18th day of December, 2023, by and between RASPBERRY HILL PROPERTIES, INC., a Virginia corporation, GRANTOR; and PRKLOT, 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 and sufficiency of which is hereby acknowledged, the GRANTOR does hereby GRANT and CONVEY with SPECIAL WARRANTY unto the said GRANTEE, the following described real property, to-wit:

ALL THAT certain lot or parcel of land, lying and being situate in the Town of Warrenton, Fauquier County, Virginia, containing 2.125 acres, more or less, as shown on plat of survey prepared by Carson & Harris, Surveyors, dated February 27, 2002, entitled "Plat Showing Boundary and Improvement Survey on the Property of George H. Mitchell and Donna M. Mitchell", attached to Deed recorded in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, in Deed Book 952 at Page 867.

AND BEING the same property conveyed to Raspberry Hill Properties, Inc., a Virginia corporation, by Deed from Skyward LLC, a Virginia limited liability company, dated December 17, 2009, and recorded in the aforesaid Clerk's Office in Deed Book 1334 at Page 116.

This conveyance is subject expressly 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 his successors, in fee simple, forever.

EXAMINED & RETURNED
 MORRISON ROSS & WHELAN

WITNESS the following signature and seal:

Raspberry Hill Properties, Inc.

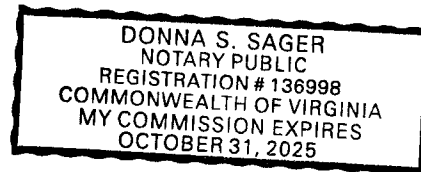
By: Karen D. Champ (SEAL)
Karen D. Champ, President

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

The foregoing instrument was acknowledged before me this 18th day of December, 2023, by Karen D. Champ, President.

Donna S. Sager
Notary Public

My Commission Expires: _____
Registration ID#: _____



RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
DECEMBER 20, 2023 at 8:26:08 AM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$800.00 LOCAL: \$800.00
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb