

PREPARED BY AND RETURN TO:

Reed P. Stadler, VSB #95009 ~~Consideration: None~~
Walsh, Colucci, Lubeley & Walsh, P.C.
4310 Prince William Parkway, Suite 300
Prince William, VA 22192

PINs: 6984-18-6837-000
6984-18-5649-000
6984-18-3854-000

TERMINATION OF RESTRICTIVE COVENANT

This TERMINATION OF RESTRICTIVE COVENANT is made and entered into this _____ day of _____, 2023 (the "Effective Date") by and between BROADVIEW HOLDINGS, LLC, a Virginia limited liability company, GRANTOR and GRANTEE ("Broadview"); FOG HOLDINGS, LLC, a Virginia limited liability company ("FOG"), GRANTOR and GRANTEE; and THE TOWN OF WARRENTON, a Virginia municipal corporation, GRANTOR and GRANTEE (the "Town").

W I T N E S S E T H :

WHEREAS, Broadview owns certain tracts of land located in the Town of Warrenton, Fauquier County, Virginia, known respectively as Lot-22A-R and Lot-23R, identified by Fauquier County Parcel Identification Numbers 6984-18-3854-000 and 6984-18-6837-000, respectively (together, the "Broadview Property"), being a portion of that land transferred to Broadview from Goal L.C. by general warranty deed recorded in Deed Book 1736 at Page 2478 among the land records of Fauquier County, Virginia (the "Land Records"); and

WHEREAS, FOG owns a tract of land located in the Town of Warrenton, Fauquier County, Virginia, known as Lot-21A-R, identified by Fauquier County Parcel Identification Number 6984-18-5649-000 (the "FOG Property"), being that land transferred to FOG from Broadview by general warranty deed recorded in Deed Book 1311 at Page 2379 among the Land Records; and

WHEREAS, a portion of the Broadview Property and a portion of the FOG Property, in the location identified as “PARCEL 1” on the Plat entitled “PLAT SHOWING BOUNDARY LINE ADJUSTMENT BETWEEN LOTS 21A, 22A, & 23 BLOCK A BROADVIEW ACRES DEED BOOK 185, PAGE 43 & DEED BOOK 626, PAGE 249 LOTS 41, 42, & 43 BLOCK B BROADVIEW ACRES DEED BOOK 197, PAGE 41 AND PARCEL—1 THE PROEPRTY OF GOAL L.C. TOWN OF WARRENTON FAUQUIER COUNTY, VIRGINIA”, dated December 10, 1999, revised February 8, 2000, and recorded on March 16, 2000 in Deed Book 863 at Page 978 among the Land Records (the “Subject Property”), is subject to a restrictive covenant which provides that no buildings or structures shall be built on the Subject Property, except for signs in compliance with the Town’s then existing sign ordinance and parking lots in compliance with the Town’s the existing parking ordinance, as set forth in that deed recorded in Deed Book 863 at Page 971 among the Land Records (the “Restrictive Covenant”); and

WHEREAS, Broadview and FOG desire to terminate the Restrictive Covenant so that it is of no further force and effect upon the Subject Property, and the Town desires to consent to such termination.

NOW, THEREFORE, in consideration of the ~~premises~~sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Broadview and FOG, by their signatures affixed to this instrument, hereby terminate the Restrictive Covenant and declare it of no further force and effect. The consent and approval of the Town to such termination is shown by the signatures and seals affixed to this instrument.

This Termination of Restrictive Covenant runs with the land and binds and inures to the benefit of the heirs, successors, and assigns of Broadview and FOG.

(SIGNATURES AND ACKNOWLEDGEMENTS ON THE FOLLOWING PAGES)

WITNESS the following signatures and seals:

BROADVIEW HOLDINGS, LLC, a Virginia limited liability company

By: _____

Name: _____

Title: _____

COMMONWEALTH / STATE OF _____,
CITY / COUNTY OF _____, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that _____, as _____ of BROADVIEW HOLDINGS, LLC, a Virginia limited liability company whose name is signed to the foregoing instrument dated _____, 2023, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this _____ day of _____, 2023.

Notary Public

My commission expires: _____

Registration No.: _____

[signatures and acknowledgments continue on the following pages]

FOG HOLDINGS, LLC, a Virginia limited liability company

By: _____

Name: _____

Title: _____

COMMONWEALTH / STATE OF _____,
CITY / COUNTY OF _____, to-wit:

I, the undersigned Notary Public of and for the jurisdiction aforesaid, do hereby certify that
_____(name), as _____(title) of FOG HOLDINGS,
LLC, a Virginia limited liability company whose name is signed to the foregoing instrument dated
_____, 2023, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this _____ day of _____, 2023.

[signatures and acknowledgments continue on the following page]

TOWN OF WARRENTON, VIRGINIA

By: _____

Name: _____

Title: _____

COMMONWEALTH OF VIRGINIA,

COUNTY OF FAUQUIER, to-wit:

I, _____, a Notary Public of and for the jurisdiction
aforesaid, do hereby certify that _____ (name), as
_____ (title) of the Town of Warrenton, whose name is signed
to the foregoing and hereto attached Deed has this date acknowledged the same before me in my jurisdiction
aforesaid.

Given under my hand and seal this ____ day of _____, 2023.

My commission expires: _____.

Notary Public

Registration No.: _____