



Doc ID: 009283500007 Type: DEE  
 Recorded: 04/10/2023 at 01:06:44 PM  
 Fee Amt: \$1,823.67 Page 1 of 7  
 Fauquier County, VA  
 Gail H Barb Clerk of Circuit Court  
 File# 2023-00002076

BK **1746** PG **2444-2450**

Consideration: \$ **410,000.00**  
 Assessed Value: \$ **290,600.00**  
 Tax Map No: **6984-50-4210-000**

Property Address:  
**63 Madison Street**  
**Warrenton, VA 20186**

Grantee Address:  
**63 Madison Street**  
**Warrenton, VA 20186**

Document Prepared By:  
 The Lindsey Law Firm, PLC  
 Cybill Sison, VSB #91651  
 11110 Sunset Hills Road, Suite 2752  
 Reston, VA 20190

Cardinal Title Group, LLC File No. **23A-1477-RZ**

Underwriter: **Old Republic National Title Insurance Company**

**This Deed**, made this April 4, 2023, by and between Victoria **ABRAHAM-PAUL**,  
 married, Grantor, and Cesy Azucena **ESCOBAR JIMENEZ**, married, 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, receipt of which is hereby acknowledged, the Grantor does hereby  
 grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of  
 title, unto the Grantee, as sole owner, all the following-described lot or parcel of land together with  
 improvements thereon, situate, lying and being in the **County of Fauquier**, Commonwealth of Virginia:

Beginning at a point at the northeast corner of the tract herein described. Said point lying  
 in the centerline of Madison Street, being a 30-foot prescriptive right-of-way and being  
 the northwest corner to Levi T. Byrd and Luca N. Byrd;

Thence departing Madison Street and running with Byrd, S 00° 11' 20" E, passing through  
 and iron pipe set at 16.00 feet, for a total distance of 162.31 feet to an iron pipe set lying  
 in the northerly line of 337 Curtis Street, LLC;

Thence departing Byrd and running with 337 Curtis Street, LLC, S 85° 31' 20" W, passing  
 through an iron rod found at 64.36 feet, for a total distance of 80.75 feet to a point lying  
 in the centerline of Curtis Street, being a 30-foot prescriptive right-of-way;

Thence departing 337 Curtis Street, LLC and running with Curtis Street, N 02° 52' 05"  
 W 45.94 feet to a point and N 00° 24' 28" E 119.39 feet to a point being the centerline  
 intersection with the aforementioned Madison Street;

Thence departing Curtis Street and running with Madison Street, N 87° 38' 54" E 81.49  
 feet to the point of beginning and containing 13,423 square feet or 0.30815 acres of land,  
 more or less, as shown on the survey plat, which was prepared by Edwin J. Dodd, Jr.,  
 L.S., of Dodd & Associates, PLLC, attached hereto as **Exhibit A**.

**EXAMINED &  
 RETURNED**

AND BEING the same property conveyed to Victoria Abraham-Paul by deed from Lawrence M. Cook dated February 10, 2022 and recorded with Fauquier County, Virginia Recording Office on February 11, 2022 in Book 1717, Page 2127.

**This conveyance** is made expressly subject to those restrictions, conditions, and easements of record to the extent that they lawfully apply to the property hereby conveyed.

**The Grantor** covenants that she is seized in fee simple of the property herein conveyed, has the right to convey the said land to the Grantee and has done no act to encumber the lands. The Grantor covenants that the Grantee shall have quiet possession of the land free from all encumbrances, except as mentioned herein, and that she, the Grantor, will execute such further assurances of the lands as may be requisite.

**Witness** the following signature and seal.


  
Victoria Abraham-Paul

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF PRINCE WILLIAM

The foregoing deed was acknowledged before me on APRIL 4, 2023  
by Victoria Abraham-Paul.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



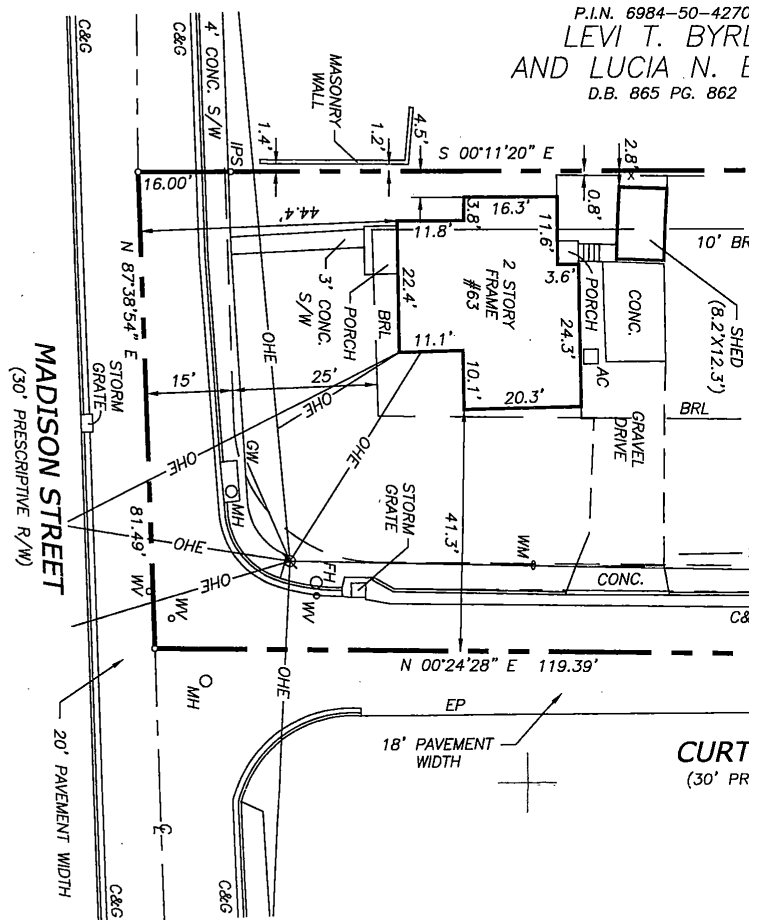
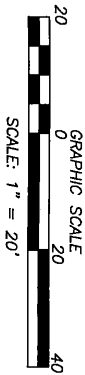
  
Notary Public  
My Commission Expires: 11/30/2025

After recording, please return to:  
**Cardinal Title Group, LLC**  
14291 Park Meadow Drive  
Suite 400  
Chantilly, VA 20151

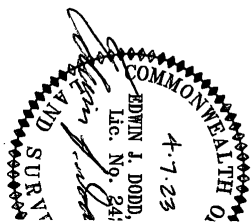
Reserved for Recording Clerk:

3

LEGEND:  
 IPS - DENOTES IRON PIPE SET  
 IRF - DENOTES IRON ROD FOUND  
 BRL - DENOTES BUILDING RESTRICTION LINE  
 OHE - DENOTES OVERHEAD ELECTRIC LINE  
 GW - DENOTES GUT WIRE  
 FH - DENOTES FIRE HYDRANT  
 AC - DENOTES AIR CONDITIONING UNIT  
 WM - DENOTES WATER METER  
 MH - DENOTES MANHOLE  
 C&G - DENOTES CURB & GUTTER  
 EP - DENOTES EDGE OF PAVEMENT



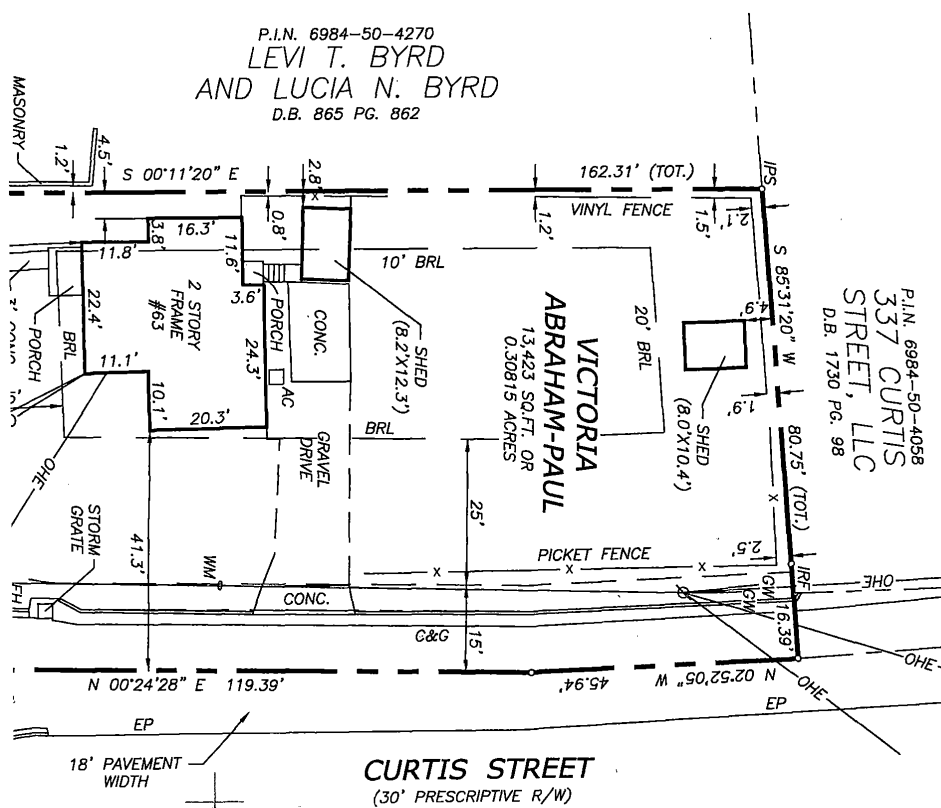
SURVEYOR'S CERT:  
 I, EDWIN J. DODD, JR., A DUTY LICE  
 THE COMMONWEALTH OF VIRGINIA, DO  
 THE LAND SHOWN ON THIS PLAT IS  
 VICTORIA ABRAHAM-PAUL AS RECORD  
 AT PAGE 2127 AMONG THE LAND RE  
 COUNTY, VIRGINIA.



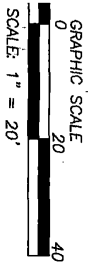
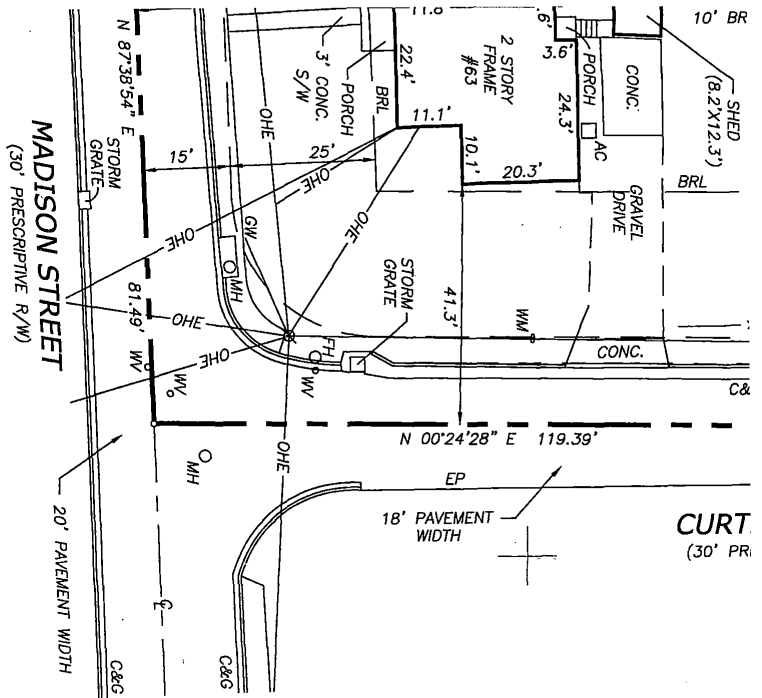
SURVEY PREPARED FOR: CARDINAL TITLE GROUP  
4500 POND WAY DRIVE, SUITE 270  
WOODBRIIDGE, VA 22192

P.I.N. 6984-50-4270  
LEVI T. BYRD  
AND LUCIA N. BYRD  
D.B. 865 PG. 862

P.I.N. 6984-50-4058  
337 CURTIS  
STREET, LLC  
D.B. 1730 PG. 98

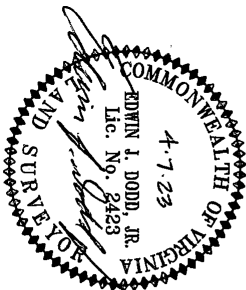


RECORD NORTH  
(D.B. 201 PG. 479)



**SURVEYOR'S CERTIFICATE**

I, EDWIN J. DODD, JR., A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THE LAND SHOWN ON THIS PLAT IS NOW IN THE NAME OF VICTORIA ABRAHAM-PAUL AS RECORDED IN DEED BOOK 1717 AT PAGE 2127 AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA.



1. THE EXISTENCE OF WETLANDS AND/OR HAZARDOUS WASTE ON THE PROPERTY SHOWN HEREON HAS BEEN NEITHER INVESTIGATED NOR CONFIRMED DURING THE PERFORMANCE OF THIS SURVEY.
2. THE LOCATION OF SUBSURFACE UTILITIES HAS NOT BEEN SHOWN.
3. BOUNDARY INFORMATION SHOWN IS BASED ON A CURRENT FIELD RUN SURVEY.
4. THE PROPERTY IS SUBJECT TO C&P TELEPHONE CO. OF VA AS RECORDED IN DEED BOOK 134 AT PAGE 395.
5. THE PROPERTY IS SUBJECT TO STORM SEWER EASEMENT GRANTED TO THE TOWN OF WARRENTON AS RECORDED IN DEED BOOK 665 AT PAGE 1827.
6. DEEDS OF REFERENCE RECORDED IN WILL BOOK 59 AT PAGE 552, DEED BOOK 95 AT PAGE 415, DEED BOOK 154 AT PAGE 82, DEED BOOK 201 AT PAGE 479, DEED BOOK 1575 AT PAGE 236 AND DEED BOOK 1584 AT PAGE 800.
7. STRUCTURES ON THE PROPERTY ARE NON-CONFORMING TO CURRENT YARD REGULATIONS. MATTERS OF COMPLIANCE REQUIRE APPLICATION TO THE TOWN OF WARRENTON COMMUNITY DEVELOPMENT OFFICE.
8. OWNERS INFORMATION: VICTORIA ABRAHAM-PAUL  
63 MADISON STREET  
WARRENTON, VA 20186

**PLAT SHOWING**

**BOUNDARY AND IMPROVEMENT SURVEY**

**ON THE PROPERTY OF**

**VICTORIA ABRAHAM-PAUL**

CENTER MAGISTERIAL DISTRICT

TOWN OF WARRENTON, VIRGINIA

DATE: MARCH 28, 2023 SCALE: 1" = 20'

**DODD & ASSOCIATES, PLLC**

16486 OAK SHADE ROAD

RIKEVILLE, VIRGINIA 22737

(540) 937-9800 OFFICE (540) 937-4031 FAX

WWW.DODDSURVEY.COM

PROJECT NO. 03418-01

SHEET 1 OF 1



RECORDED IN CLERK'S OFFICE OF  
FAUQUIER ON  
APRIL 10, 2023 at 1:06:44 PM  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$205.00 LOCAL: \$205.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

*Gail H Barb*