

Type: DEEDS  
Recorded: 5/21/2021 12:19:00 PM  
Fee Amt: \$2,697.67 Page 1 of 3  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2021-00007012

**DEED BK 1686 PG 2097 - 2099**

**This Deed, made this 20th day of May, 2021, by and between John T. FINEGAN and Terilyn BOWERS, husband and wife, GRANTORS, and David C. George and Jennifer M. George, husband and wife, GRANTEES;**



**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 GRANTEES with General Warranty and English Covenants of Title, in fee simple unto the GRANTEES, **David C. George and Jennifer M. George**, as tenants by the entirety with common law right of survivorship, 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 Richmond American Homes of Virginia, Inc., a Virginia Corporation unto Terilyn Bowers and John T. Finegan by virtue of a deed dated June 9, 2004 and recorded June 10, 2004 in Deed Book 1104, page 210 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 GRANTEES shall have quiet possession of the Real Estate; and that the GRANTORS will execute such further assurances as may be requisite.

PREPARED BY  
LAW OFFICES

SHREVES,  
SCHUDEL,  
SAUNDERS,  
PARELLO &  
CLARKE, PLLC

492 Blackwell Road  
Warrenton, VA 20186

P:540-316-6206

Tax Map Number: 6984-70-6177-000  
Property Address: 579 Pineview Court, Warrenton, VA 20186  
Grantee's Mailing Address: 579 Pineview Court, Warrenton, VA 20186  
Consideration: \$611,579.00  
Assessed Value: \$501,500.00  
Underwriter: First American Title Insurance Company  
VSB#: 74235 - Donald W. Tomlinson

Deed Page 1  
Case No. 324852WAR

Witness the following signatures and seals:

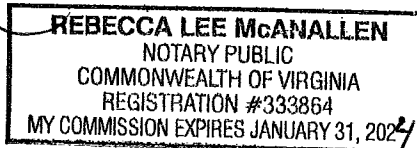
  
John T. FINEGAN

  
Terilyn BOWERS

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

I, the undersigned, a Notary Public for the jurisdiction aforesaid, do certify that John T. FINEGAN and Terilyn BOWERS,, whose names are signed to the foregoing document, acknowledged the same before me in my jurisdiction aforesaid, this 20<sup>th</sup> day of May, 2021.

  
Notary Public



My Commission Expires: \_\_\_\_\_

Deed Page 2  
Case No. 324852WAR

Exhibit A

Legal Description

Lot 20, 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 21, 2021 AT 12:19:00 PM  
\$612.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE § 58.1-802  
STATE: \$306.00 LOCAL: \$306.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

*Gail H Barb*

Deed Page 3  
Case No. 324852WAR