

DEED OF GIFT OF EASEMENT



20070611-0043285

Loudoun County, VA Pgs: 4
05/11/2007 8:09:30AM
Gary M. Clemens, Clerk

This DEED OF GIFT OF EASEMENT made this 26 day of April, 2007,
by and between FAIRFAX HUNT ASSOCIATES, LLC, a Virginia limited liability
company, Grantor and THE FAIRFAX HUNT, a Virginia corporation and PIEDMONT
FOX HOUNDS, INC., a Virginia corporation, Grantees.

WITNESSETH:

THAT FOR and in consideration of the sum of One Dollar (\$1.00) cash in
hand paid, and other good and valuable consideration, the receipt of which is hereby
acknowledged by the Grantor, the Grantor does hereby grant and convey unto THE
FAIRFAX HUNT, a Virginia corporation and PIEDMONT FOX HOUNDS, INC., a
Virginia corporation (the "Hunts") the following described easement lying and being
in Loudoun County, Virginia, to wit:

A permanent easement of access for fox hunting by the staff and field of the
Hunt over and across the following described tract or parcel of land belonging to the
Grantor (the "Property"), containing 267.62932 acres, more or less, located in Blue
Ridge Election District, Loudoun County, Virginia, and more particularly described
as follows, to wit:

LOT 1, containing 267.62932 acres, more or less, as shown on
Subdivision Waiver Plat, property of Fairfax Hunt Associates, LLC,
dated December 10, 2005, revised through August 10, 2006 prepared
by Wolford & Chen, P.C., recorded with Deed of Subdivision and
Easement dated August 17, 2006 recorded as Instrument Number

PREPARED BY MILDRED F. SLATER Grantee's Address:
P. O. BOX 238 c/o Mildred F. Slater
UPPERVILLE, VA 20185 PO Box 238
UPPERVILLE, VA 20185 PIN# 563-28-9576-000
Consideration (\$) 563-28-9576-000

20061106-0093931 with plat recorded as Instrument Number 20061106-0093932, among the land records of Loudoun County, Virginia.

AND BEING the same property conveyed to Fairfax Hunt Associates, LLC, a Virginia limited liability company by Deed from William Y. Smith, Trustee and Maurice DePicciotto, Trustee, dated March 31, 2000 and recorded April 7, 2000 in Deed Book 1768 at page 653, among the land records of Loudoun County, Virginia.

This easement shall include the right at reasonable times and from time to time to inspect, maintain, repair and/or replace any jumps or paneling for horseback riding which exist on the Property on the date of this Easement or which are added with permission of the Grantor, its successors or assigns.

The easement shall further include the right to maintain all horseback riding trails which exist on the Property on the date of this Easement or which are added with permission of the Grantor, its successors or assigns and to keep said trails clear of all trees, undergrowth and brush which may interfere with its use for fox hunting, but not to expand, resurface, extend or add to said trails without the prior written consent of the Grantor, its successors or assigns. The Grantor covenants and agrees that it will not impound water, construct buildings, structures or other obstructions of any type whatsoever on said horseback riding trails without providing the Grantees an alternative area or areas for the creation of replacement trails around said obstructions.

The Grantees covenant and agree that (i) any jump or paneling to be maintained, repaired, or reconstructed by the Grantees shall be maintained,

repaired and reconstructed in a safe and workmanlike manner using materials substantially similar to that in place on the date of this Easement; ii) any soil disturbed in the process of the repair or maintenance shall be left level with the normal surface of the land and re-seeded in such a manner as not to interfere with the normal cultivation or other agricultural or forestal use of the Property; and (iii) all jumps and paneling will be constructed and maintained to turn livestock unless this requirement is waived by the Grantor.

The Grantees further agree to (i) hunt the Property only on organized hunting days; (ii) leave all gates (open or closed) as left by the Grantor, and (iii) pay for any actual damage to growing crops, timber, fences, buildings or other structures caused by the Grantees in the exercise of any of the rights granted herein.

Delay of the Grantees in the use of exercise of any right or easement granted herein, in the repair or installation of any paneling, or in the maintenance of any trails shall not result in the loss, limitation or abandonment of any right, title, interest, easement or estate herein granted.

The terms, covenants and provisions of this Easement shall run with the land and shall extend to and be binding upon the heirs, executors, administrators, personal representatives successors, and assigns of the parties hereto except that THE FAIRFAX HUNT and PIEDMONT FOX HOUNDS, INC. may not transfer, convey or assign its rights under this Easement except to its duly qualified

successor organization as part of a corporate merger, reorganization or dissolution of THE FAIRFAX HUNT and PIEDMONT FOX HOUNDS, INC..

The Grantor covenants that, subject to restrictions and easements that may be of record or are apparent upon inspection, it has the right to convey the easement herein granted.

WITNESS THE following signature and seal:

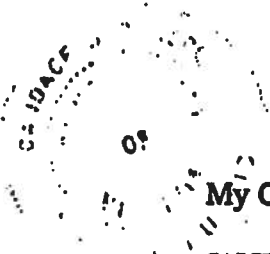
FAIRFAX HUNT ASSOCIATES, LLC,
A Virginia limited liability company

By: John Chapman Chester, Manager (SEAL)
JOHN CHAPMAN CHESTER, Manager

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

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that John Chapman Chester, Manager of Fairfax Hunt Associates, LLC, whose name is signed to the foregoing Deed of Gift of Easement dated April 26, 2007, has this date appeared before me, and acknowledged the same.

Given under my hand and seal this 26th day of April, 2007.



Candace B. Glascock
Notary Public
My Commission Expires: 5/31/08 #136896

C:\DEEDS\EASEMNT\FOXHUNTING\SWEENEY.FAIRFAXHUNT

14501

BK 1768PG0653

Prepared By & Return To:
Land, Clark, Carroll, Mendelson & Blair, P.C.
P.O. Box 19888
Alexandria, VA 22320-0888

DEED OF BARGAIN AND SALE

THIS DEED, made this 31 day of March, 2000, by and between WILLIAM Y. SMITH, TRUSTEE and MAURICE DE PICCIOTTO, TRUSTEE, Grantors, and FAIRFAX HUNT ASSOCIATES, 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 by Grantee and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantors do hereby grant, bargain, sell and convey, with General Warranty of Title, to Grantee, all of that certain land situated in the County of Loudoun, Virginia, and more particularly described as follows:

Legal Description - EXHIBIT A

AND BEING the same property acquired by Grantors by deed dated December 20, 1977 and recorded in Deed Book 687 at Page 409 among the aforesaid land records.

This conveyance is made subject to any easements, reservations, restrictive covenants, (omitting any covenant or restriction based on race, color, religion, sex, handicap, familial status, or National Origin) or rights of way of record.

Grantors covenant that Grantors have the right to convey the said land to the said Grantee, that there are no encumbrances against the said property; that Grantee shall have quiet and peaceable possession of said land, free from claim of all persons whatsoever; and that Grantors will execute such further assurances of title as may be requisite and necessary.

WITNESS the following signatures and seals:

Grantor's Address: Consideration:
2101 Connecticut Ave., NW. \$2,396,160.00
#83 Washington, DC 20008

Land, Clark, Carroll, Mendelson & Blair, P.C.
Attorneys And Counselors At Law
112 S. Alfred St., Suite 900
P.O. Box 19888
Alexandria, Virginia 22320-0888

TAX 156/11111131
MMP

600

William Y. Smith, Trustee (Seal)
WILLIAM Y. SMITH, TRUSTEE

STATE OF VIRGINIA:
CITY/COUNTY OF FAIRFAX, to-wit;

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that WILLIAM Y. SMITH, TRUSTEE, whose name is signed to the foregoing Deed dated March , 2000 has acknowledged the same before me.

Given under my hand and seal this 4th ^{April 8th} day of March, 2000.

Beverly A. Eustace (Seal)
Notary Public

My Commission expires: 11-30-2003

Maurice De Picciotto (Seal)
MAURICE DE PICCIOTTO, TRUSTEE

STATE OF New York :
CITY/COUNTY OF New York , to-wit;

I, the undersigned Notary Public, in and for the City and State aforesaid, do hereby certify that MAURICE DE PICCIOTTO, TRUSTEE, whose name is signed to the foregoing Deed dated March 31, 2000 has acknowledged the same before me.

Given under my hand and seal this 31st day of March, 2000.

Martha Carballo (Seal)
Notary Public

My Commission expires: May 31, 2000

MARTHA G. CARBALLO
Notary Public, State of New York
No. 01CA152270
Qualified in Queens County
Certificate Filed in New York County
Commission Expires May 31, 2000

01 \wp50\deed\deed01.d00

The tract of land containing 288.158 acres, more or less, with all improvements thereon, located about one-quarter mile west of Philomont and on the west side of Road No. 746 an on the south side of Road No. 630, in Mercer Magisterial District, Loudoun County, Virginia and more particularly described as follows:

BEGINNING at (1) a point in the center of Road No. 746 and a corner to Stacy Lloyd III, said point being S 78 deg 11 min 57 sec E, 15.34 feet from an iron peg on the west side of the Road; thence with the center of Road No. 746 for the following thirteen courses: S 23 deg 21 min 37 sec W, 1630.90 feet to (2); thence S 37 deg 43 min 30 sec W, 68.00 feet to (3); thence S 51 deg 31 min 46 sec W, 119.26 feet to (4); thence S 43 deg 21 min 41 sec W, 389.85 feet to (5); thence with a curve to the left the radius of which is 112.65 feet for a distance of 139.13 feet to (6); thence S 27 deg 24 min 01 sec E, 162.53 feet to (7); thence with a curve to the right the radius of which is 101.79 feet for a distance of 92.95 feet to (8); thence S 24 deg 55 min 21 sec W, 377.53 feet to (9); thence S 14 deg 45 min 30 sec W, 75.00 feet to (10); thence S 01 deg 09 min 23 sec W, 66.36 feet to (11); thence S 08 deg 53 min 30 sec E, 90.00 feet to (12); thence S 21 deg 25 min 35 sec E, 66.37 feet to (13); thence crossing Beaverdam Creek S 42 deg 21 min 41 sec E, 170.31 feet to (14) a point in the center of Road No. 746 and a corner to Quail Run Subdivision, said point being N 87 deg 35 min 15 sec E, 20.00 feet from an iron peg on the West side of the Road; thence with Quail Run Subdivision for the following seven courses: S 87 deg 35 min 15 sec W, 316.78 feet to (15) an iron peg; thence crossing Beaverdam Creek N 14 deg 35 min 45 sec E, 51.85 feet to (16); thence N 77 deg 09 min 05 sec W, 427.77 feet to (17); thence N 57 deg 39 min 05 sec W, 189.46 feet to (18); thence N 36 deg 39 min 05 sec W, 276.21 feet to (19); thence N 61 deg 10 min 27 sec W, 378.18 feet to (20) a walnut tree on the north bank of Beaverdam Creek; thence S 50 deg 43 min 19 sec W, 15.00 feet to (21) a point in the center of Beaverdam Creek; thence with 20 new division lines through the land of Burling and with the center of the South Fork of Beaverdam Creek N 57 deg 27 min 58 sec W, 80.95 feet to (22); thence S 81 deg 16 min 40 sec W, 111.17 feet to (23); thence N 25 deg 25 min 26 sec W, 120.84 feet to (24); thence N 87 deg 44 min 21 sec W, 171.60 feet to (25); thence N 48 deg 57 min 19 sec W, 181.06 feet to (26); thence N 79 deg 49 min 47 sec W, 80.29 feet to (27); thence S 46 deg 28 min 01 sec W, 344.46 feet to (28); thence S 86 deg 19 min 33 sec W, 253.08 feet to (29); thence S 73 deg 38 min 39 sec W, 339.66 feet to (30); thence S 81 deg 14 min 04 sec W, 76.69 feet to (31); thence N 44 deg 29 min 35 sec W, 226.61 feet to (32); thence N 85 deg 43 min 49 sec W, 70.77 feet to (33); thence S 76 deg 06 min 20 sec W, 173.17 feet to (34); thence S 49 deg 03 min 34 sec W, 60.36 feet to (35); thence N 35 deg 58 min 57 sec W, 179.13 feet to (36); thence N 08 deg 46 min 22 sec E, 221.79 feet to (37); thence N 32 deg 42 min 32 sec W, 179.53 feet to (38); thence N 60 deg 42 min 13 sec W, 261.03 feet to (39); thence N 80 deg 20 min 38 sec W, 178.35 feet to (40) thence S 67 deg 41 min 45 sec W, 113.09 feet to (41); a point in the center of the South Fork of Beaverdam Creek, said point being S 05 deg 47 min 06 sec W, 80.00 feet from an iron peg in the fence line of Beavers; thence with Beavers N 05 deg 47 min 06 sec E, 827.36 feet to (42) an iron peg in a stone fence a corner to Raymond Norton, Jr.; thence with Raymond Norton, Jr. N 06 deg 46 min 40 sec E, 1674.13 feet to (43) a point in the center of Road No. 630; said point being N 06 deg 46 min 40 sec E, 20.50 feet from an iron peg on the south side of Road No. 630; thence with the center line of Road No. 630 for the following 5 courses: S 85 deg 18 min 15 sec E, 1152.85 feet to (44); thence S 87 deg 39 min 10 sec E, 198.00 feet to (45); thence S 86 deg 18 min 33 sec E, 95.99 feet to (46); thence S 74 deg 50 min 45 sec E, 158.42 feet to (48) a point in the center of Road No. 630, said point being N 00 deg 21 min 15 sec E, 14.26 feet from an iron peg on the south side of Road No. 630 and a corner to William Oliver; thence with William Oliver for the following 8 courses: S 00 deg 21 min 15 sec W, 153.78 feet to (49) an iron peg; thence S 12 deg 06 min 39 sec E, 300.74 feet to (50) an iron peg; thence S 12 deg 27 min 06 sec W, 357.12 feet to (51) an iron peg; thence S 76 deg 23 min 23 sec E, 419.75 feet to (52) an iron peg; thence N 53 deg 04 min 27 sec E, 233.85 feet to (53) an iron peg; thence N 03 deg 38 min 46 sec E, 43.98 feet to (54) an iron peg; thence 69 deg 13 min 11 sec W 165.46 feet to (55) an iron peg; thence N 26 deg 06 min 40 sec E, 252.48 feet to (56) an iron peg a corner to Sisney; thence with Sisney for the following 4 courses: S 72 deg 11 min 07 sec E, 836.09 feet to (57) an iron peg; thence N 19 deg 44 min 05 sec E, 171.22 feet to (58) an iron peg; thence N 77 deg 06 min 16 sec W, 118.28 feet to (59) an iron peg; thence N 23 deg 17 min 52 sec E, 826.40 feet to (60) a point in the center of Road No. 630, said point being N 23 deg 17 min 52 sec E, 14.54 feet from an iron peg on the south side of Road 630 and a corner to Sisney; thence with center of Road No. 630 for the following 2 courses; S 80 deg 43 min 56 sec E, 184.55 feet to (61); thence N 87 deg 43 min 35 sec E, 155.14 feet to (62) a point in the center of Road No. 630, said point being N 43 deg 33 min 32 sec W, 33.49 feet from an iron peg on the south side of Road No. 630 and a corner to Stacy Lloyd III; thence with Stacy Lloyd III for the following 4 courses: S 43 deg 33 min 32 sec E, 1204.20 feet to (63) an iron peg; thence N 16 deg 24 min 13 sec E, 120.44 feet to (64) an iron peg; thence S 72 deg 23 min 32 sec E, 213.10 feet to (65) an iron peg; thence S 76 deg 11 min 57 sec E, 231.80 feet to the point of beginning, containing 288.158 acres, more or less, of which 1.94 acres are in Roads No. 630 and 746.

RECORDED/W/CERT ANNEXED

2000 APR -7 PH12: 45

LOUDOUN CO. VA
TESTE: *Elizabeth* CLERK

TAX PAID

Sec. 58-54 3594.30
 Sec. 58-65.1 1198.10
 Sec. 58-54.1 2396.50

Sweeney 20 acres

20070611-0043284
Loudoun County, VA Pg: 4
06/11/2007 0:08:30AM
Gary M. Clemons, Clerk

DEED OF GIFT OF EASEMENT

This DEED OF GIFT OF EASEMENT made this 15th day of May, 2007,
by and between PATRICK J. SWEENEY, II and CHRISTEN H. SWEENEY, Grantors
and THE FAIRFAX HUNT, a Virginia corporation and PIEDMONT FOX HOUNDS,
INC., a Virginia Corporation, Grantees.

WITNESSETH

THAT FOR and in consideration of the sum of One Dollar (\$1.00) cash in
hand paid, and other good and valuable consideration, the receipt of which is hereby
acknowledged by the Grantors, the Grantors do hereby grant and convey unto THE
FAIRFAX HUNT, a Virginia corporation and PIEDMONT FOX HOUNDS, INC., a
Virginia corporation (the "Hunts") the following described easement lying and being
in Loudoun County, Virginia, to wit:

A permanent easement of access for fox hunting by the staff and field of the
Hunt over and across the following described tract or parcel of land belonging to the
Grantors (the "Property"), containing 20.00000 acres, more or less, located in Blue
Ridge Election District, Loudoun County, Virginia, and more particularly described
as follows, to wit:

LOT 2, containing 20.00000 acres, more or less, as shown on
Subdivision Waiver Plat, property of Fairfax Hunt Associates, LLC,
dated December 10, 2005, revised through August 10, 2006 prepared
by Wolford & Chen, P.C., recorded with Deed of Subdivision and
Easement dated August 17, 2006 recorded as Instrument Number

PREPARED BY MILDRED F. SLATER Grantee's Address: Consideration \$0
P. O. BOX 238 c/o Mildred F. Slater PIN #531-35-9962-000
UPPERVILLE, VA 20185 PO Box 238 Upperville, VA 20185

20061106-0093931 with plat recorded as Instrument Number 20061106-0093932, among the land records of Loudoun County, Virginia.

AND BEING the same property conveyed to Fairfax Hunt Associates, LLC, a Virginia limited liability company by Deed from William Y. Smith, Trustee and Maurice DePicciotto, Trustee, dated March 31, 2000 and recorded April 7, 2000 in Deed Book 1768 at page 653, among the land records of Loudoun County, Virginia.

AND FURTHER BEING a portion of the same property conveyed to Patrick J. Sweeney and Christen H. Sweeney, husband and wife, tenants by the entirety with right of survivorship, by Deed from Fairfax Hunt Associates, LLC, a Virginia limited liability company, dated March 22, 2007 and recorded as Instrument #200703220022074 in the Clerk's Office of the Circuit Court of Loudoun County, Virginia.

This easement shall include the right at reasonable times and from time to time to inspect, maintain, repair and/or replace any jumps or paneling for horseback riding which exist on the Property on the date of this Easement or which are added with permission of the Grantors, their successors or assigns.

The easement shall further include the right to maintain all horseback riding trails which exist on the Property on the date of this Easement or which are added with permission of the Grantors, their successors or assigns and to keep said trails clear of all trees, undergrowth and brush which may interfere with its use for fox hunting, but not to expand, resurface, extend or add to said trails without the prior written consent of the Grantors, their successors or assigns. The Grantors covenant and agree that they will not impound water, construct buildings, structures or other obstructions of any type whatsoever on said

horseback riding trails without providing the Grantees an alternative area or areas for the creation of replacement trails around said obstructions.

The Grantees covenant and agree that (i) any jump or paneling to be maintained, repaired, or reconstructed by the Grantees shall be maintained, repaired and reconstructed in a safe and workmanlike manner using materials substantially similar to that in place on the date of this Easement; ii) any soil disturbed in the process of the repair or maintenance shall be left level with the normal surface of the land and re-seeded in such a manner as not to interfere with the normal cultivation or other agricultural or forestal use of the Property; and (iii) all jumps and paneling will be constructed and maintained to turn livestock unless this requirement is waived by the Grantors.

The Grantees further agree to (i) hunt the Property only on organized hunting days; (ii) leave all gates (open or closed) as left by the Grantors, and (iii) pay for any actual damage to growing crops, timber, fences, buildings or other structures caused by the Grantees in the exercise of any of the rights granted herein.


Delay of the Grantees in the use of exercise of any right or easement granted herein, in the repair or installation of any paneling, or in the maintenance of any trails shall not result in the loss, limitation or abandonment of any right, title, interest, easement or estate herein granted.

The terms, covenants and provisions of this Easement shall run with the land and shall extend to and be binding upon the heirs, executors, administrators,

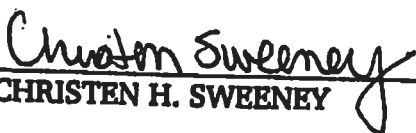
personal representatives successors, and assigns of the parties hereto except that THE FAIRFAX HUNT and PIEDMONT FOX HOUNDS, INC. may not transfer, convey or assign its rights under this Easement except to its duly qualified successor organization as part of a corporate merger, reorganization or dissolution of THE FAIRFAX HUNT and PIEDMONT FOX HOUNDS, INC.

The Grantors covenant that, subject to restrictions and easements that may be of record or are apparent upon inspection, they have the right to convey the easement herein granted.

WITNESS THE following signatures and seals:



PATRICK J. SWEENEY, II (SEAL)



CHRISTEN H. SWEENEY (SEAL)

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

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Patrick J. Sweeney, II and Christen H. Sweeney, whose names are signed to the foregoing Deed of Gift of Easement dated May 15, 2007, have this date appeared before me, and acknowledged the same.

Given under my hand and seal this 15th day of May, 2007.



Notary Public

My Commission Expires: 2/29/08

C:\DEEDS\EASEMENT\FOXHUNTING\SWEENEY.FAIRFAXHUNT