

PIN: 642-16-6867-000
Prepared by John Randolph Parks, Esq.

DEED OF GIFT OF EASEMENT

**Exempted from recordation tax
under the Code of Virginia (1950), as amended,
Sections 58.1-811 (A)(3), 58.1-811 (D)(3) and 10.1-1803
and from Clerk's fees under Section 17.1-266**

THIS DEED OF GIFT OF EASEMENT, made this 10th day of December, 2004, between ROBERT E. LAROSE and GAIL H. LAROSE, husband and wife, herein called together the "Grantor", the VIRGINIA OUTDOORS FOUNDATION, an agency of the COMMONWEALTH OF VIRGINIA, the ("Grantee"), whose address is 203 Governor Street, Suite 302, Richmond, Virginia 23219 and, SUNTRUST BANK, "the Bank," and GARY F. MORGAN, Trustee, of 919 East Main Street, Richmond, VA 23219 and GEORGE F. CAVE, Trustee, of 919 East Main Street, Richmond, VA 23219, either of whom may act, herein called Trustees,

WITNESSETH:

WHEREAS, the Open Space Land Act of 1966, Chapter 461 of the 1966 Acts of the Assembly, (Chapter 17, Title 10.1, §§10.1-1700 through 10.1-1705 of the Code of Virginia, as amended) declares that the preservation of open-space land serves a public purpose by promoting the health and welfare of the citizens of the Commonwealth by curbing urban sprawl and encouraging more desirable and economical development of natural resources, and authorizes the use of easements in gross to maintain the character of open-space land; and

WHEREAS, Chapter 18, Title 10.1 of the Code of Virginia (§§ 10.1-1800 through 10.1-1804, as amended) declares it to be the public policy of the Commonwealth to encourage preservation of open-space land and authorizes the Virginia Outdoors Foundation to hold real property or any estate or interest therein for the purpose of preserving the natural, scenic, historic, scientific, open-space and recreational lands of the Commonwealth; and

WHEREAS, the Grantor is the owner in fee simple of the real property hereinafter described (the "Property"); and

WHEREAS, the Property possesses significant natural, scenic, historic, and open-space values the preservation of which will benefit the citizens of the Commonwealth; and

WHEREAS, the Property, known as CATESBY FARM, is comprised of agricultural lands through which a tributary to Pantherskin Creek flows, a large race horse training barn, which is a visible and well-known landmark in the area, and other improvements dating from the 1930's; and

WHEREAS, the Property is situated approximately two miles east of Upperville in an agricultural and rural area of Loudoun County fronting on State Route 743 (Welbourne Road); and

WHEREAS, the Property is located within the Middleburg West Agricultural and Forestal District, pursuant to the Virginia Agricultural and Forestal Districts Act (§§15.2 - 4300 et seq. of the Code of Virginia); and

WHEREAS, the Property is contiguous with other lands subject to conservation easements held by the Virginia Outdoors Foundation, and in an area in which substantial acreage is protected by conservation easement, and contributes to the open-space values of such land under easement; and

WHEREAS, the Property lies within the Beaverdam Creek Historic Roadways District as set forth in the Loudoun County Comprehensive Plan which district is designed to protect the viewsheds from various public roadways; and

WHEREAS, the Property is located in part within both the study area and the core area of the Upperville Battlefield identified in a National Park Service report entitled The Civil War in Loudoun County: The Cavalry Battles of Aldie, Middleburg, and Upperville, June 1863, and was the site of troop movements (known as Buford's Flanking March) during a cavalry battle on June 21, 1863 centered around Upperville; and

WHEREAS, the Loudoun County Comprehensive Plan encourages the use of open space easements to protect agricultural resources, preserve farms, forests and open space and the rural character of the landscape in Rural Areas; and

WHEREAS, the Property is traversed by tributaries of Pantherskin Creek and is located within the Goose Creek Watershed area of Loudoun County, a location designated as a critical environmental area worthy of special protection, Goose Creek being a public drinking water supply and having been designated a State Scenic River in 1976, Chapter 4 (§10.1-411 of the Code of Virginia); and

WHEREAS, the preservation of the Property will further goals of the Loudoun County Comprehensive Plan by preserving agricultural land, as well as scenic, historic and environmentally sensitive areas of the County; and

WHEREAS, the Grantor and the Grantee desire to protect in perpetuity the open-space and conservation values herein specified; and

WHEREAS, the Grantor and the Grantee intend to accomplish such protection by restricting the use of the property as hereinafter set forth; and

WHEREAS, the Grantee has determined that the restrictions hereinafter set forth (the "Restrictions") will preserve and protect in perpetuity the open-space values (the "Open Space Values") of the Property, which values are reflected in the preceding paragraphs, the Grantee's

evaluation, and its documentation of the condition of the Property as contained in its files and records; and

WHEREAS, The conservation purpose of this easement is to preserve and protect in perpetuity the Open-Space Values of the Property; and

WHEREAS, the Grantee has determined that the Restrictions will limit the uses of the Property to those uses consistent with, and not adversely affecting the Open Space Values of the Property, the scenic values enjoyed by the general public, or the governmental conservation policies furthered by this easement; and

WHEREAS, the specific conservation values of the Property are documented in a report to be kept on file at the offices of the Grantee and incorporated herein by this reference, which documentation ("Baseline Documentation") the parties agree provides an accurate representation of the Property as of the effective date of this grant and which is intended to serve as an objective information baseline for monitoring compliance with the terms of this grant; and

WHEREAS, the Grantee represents that the Grantee is a "qualified conservation organization," as that term is defined in Section 170(h) of the Internal Revenue Code of 1986, as amended, and the regulations thereunder (the "Code"); and

WHEREAS, the Grantor and the Grantee recognize the scenic, natural, agricultural, and open-space character of the Property, and have the common purpose of the conservation and protection in perpetuity of the Property through the use of restrictions on the Property and with the transfer from the Grantor to the Grantee of the right to enforce the restrictions and protect the Property, intending the grant of such restrictions and rights to qualify as a "qualified conservation contribution" as that term is defined under Section 170(h)(2)(C) of the Code.

NOW, THEREFORE, in recognition of the foregoing and in consideration of the mutual covenants herein and the acceptance hereof by the Grantee, the Grantor does hereby give, grant and convey to the Grantee an open-space easement in gross over, and the right in perpetuity to restrict the use of, the real estate consisting of 167.5855 acres, more or less, described below, located in Blue Ridge (formerly Mercer) Magisterial District, Loudoun County, Virginia, near Middleburg, fronting on State Route 743, and hereinafter referred to as the "Property:"

ALL THAT certain tract or parcel of land, together with improvements thereon and appurtenances thereunto appertaining, situate, lying and being in Loudoun County, Virginia, containing 167.5855 acres, more or less, as shown on that certain plat prepared by Bowers & Associates, P.C., attached to the Deed of Boundary Line Adjustment, Conveyance, Vacation and Easement, recorded in deed Book 1538, page 92, in the Clerk's Office of the Circuit Court of Loudoun County, Virginia. More particularly described on that certain plat of survey prepared by Dunn Land Surveys, Inc., dated February 25, 1999, attached to deed recorded in deed Book 1656, page 2271 and in Plat Cabinet E, Slot 273, page 7, in the aforesaid Clerk's Office.

AND BEING the same property conveyed to Robert E. LaRose and Gail H. LaRose, husband and wife, by Deed from Jefferson C. Harkins and Joseph S. Shepard, III, dated January 12, 2004 and recorded January 30, 2004 as Instrument Number 20040130-008797 in the aforesaid Clerk's Office.

The above-described tract is shown as PIN #642-16-6867, among the land records of Loudoun County and totals 167.5855 acres, more or less. The Property shall be considered to be one parcel for the purposes of this easement, and the restrictions and covenants of this easement shall apply to the Property as a whole.

AND SUBJECT, HOWEVER, to the restriction that the Grantee may not transfer or convey the open-space easement herein conveyed to the Grantee unless the Grantee conditions such transfer or conveyance on the requirement that (1) all restrictions and conservation purposes set forth in the conveyance accomplished by this deed are to be continued in perpetuity, and (2) the transferee is an organization then qualifying as an eligible donee as defined by section 170(h)(3) of the Internal Revenue Code of 1986, as amended, and the applicable Treasury Regulations promulgated there under.

Restrictions are hereby imposed on use of the Property pursuant to the public policies set forth above. The Grantor covenants that no acts or uses that are inconsistent with the conservation purposes of this easement shall be conducted or undertaken on the Property. The acts that the Grantor covenants to do and not to do upon the Property, and the Restrictions that the Grantee is hereby entitled to enforce, are and shall be as follows:

1. **TRASH.** Accumulation or dumping of trash, refuse, or junk is not permitted on the Property. This restriction shall not prevent generally accepted agricultural or wildlife management practices, such as creation of brush piles, composting, or the storage of farm machinery, organic matter, agricultural products or agricultural byproducts on the Property, as long as such practices are conducted in accordance with applicable laws and regulations.
2. **SIGNS.** Display of billboards, signs, or other advertisements that are visible from outside the Property is not permitted on or over the Property except to state the name and/or address of the owners or Property, to advertise the sale or lease of the Property, to advertise the sale of goods or services produced incidentally to a permitted use of the Property, to provide notice necessary for the protection of the Property or to give directions to visitors. No such sign shall exceed nine square feet in size.
3. **DIVISION.** Division or subdivision of the Property in any manner is prohibited. The Property may not be sold or conveyed except as a whole. However, boundary line adjustments with adjoining parcels of land are permitted and shall not be considered a prohibited division of the Property, provided that the Grantee is notified in writing prior to the completion of any such boundary line adjustment, is made a party to the deed, and at least one of the following conditions is met: a) The entire adjacent parcel is subject to an existing, recorded open-space easement conveyed to the Grantee; or b) The proposed

boundary line adjustment is reviewed and approved in advance by the Board of Trustees of the Grantee.

4. **MANAGEMENT OF FOREST.** Management of the forest for the purpose of timber harvest (including timber stand improvement) or intensive wildlife habitat improvement shall be in accord with a forest stewardship plan approved by the Grantee. Prior to beginning a timber harvest, a pre-harvest plan must be approved by the Grantee. Best Management Practices, as defined by the Virginia Department of Forestry, shall be used to control erosion and protect water quality during any intensive forest management activity. The primary objectives of the forest stewardship plan shall be to (a) maintain the health of the forest, and (b) conserve soil and water.
- 4a. **RIPARIAN BUFFER.** A vegetated buffer extending a minimum of thirty-five (35) feet from each bank of any perennial creek shall be maintained on the Property. This buffer shall be protected from degradation by livestock. Removal of non-native invasive species and minimal harvest of trees is permitted, provided that the function of the buffer to protect water quality is not impaired.
5. **GRADING, BLASTING, MINING.** Grading, blasting or earth removal shall not materially alter the topography of the Property except for dam construction to create private ponds, or as required in the construction of permitted buildings, structures, connecting private roads, and utilities as described in Paragraph 6. Generally accepted agricultural activities shall not constitute any such material alteration. Best Management Practices, in accordance with the Virginia Erosion and Sediment Control Law, shall be used to control erosion and protect water quality in the construction of permitted buildings and private roads. Notwithstanding the foregoing, no grading, blasting, or earth removal is permitted on the Property if it will materially diminish or impair the Open-Space Values of the Property. Mining on the Property by surface mining or any other method is prohibited.
6. **BUILDINGS AND STRUCTURES.** No permanent or temporary building or structure may be built or maintained on the Property other than:
- (i) A. the existing brick manor house, circa 1930, containing in excess of 7,500 square feet living area, and existing associated out-buildings, all of which may be repaired, renovated or replaced in the same location, but may not be expanded, and new common or appropriate non-residential out buildings such as gazebos, green houses, et cetera;
 - B. the following secondary dwellings which may be repaired, renovated or replaced in the same location, but which may not be expanded more than as provided herein: 1. wooden frame single story cottage near manor house (not to be expanded to more than 1,200 square foot of living space); 2. wooden frame two story structure, known as the "old hunting lodge" (not to be expanded to more than 1200 square foot of living space); 3. wooden frame single story dwelling house at rear of gardens (not to be expanded by more than 10% of existing living space); 4. garage apartment adjacent to manor house (not to be expanded); 5. stone single story cottage adjacent to green houses (not to be expanded to more than 1,700 square feet of living space); 6.

- two (2) barn apartments located in main horse training barn (not to be expanded);
- (ii) the existing farm buildings and structures, including the 30 stall horse barn, all of which may be repaired, renovated, or replaced in the same location, but not expanded;
 - (iii) new farm buildings or structures, except that a farm building or structure exceeding 2,500 square feet in ground area may not be constructed on the Property unless prior written approval for the building or structure is obtained from the Grantee, whose approval shall be limited to consideration of the impact of the size, height and siting of the proposed structure on the Open-Space Values of the Property; for the purposes of this subparagraph a farm building or structure shall mean a building or structure originally constructed and used for the activities specified in paragraph 7(i); and
 - (iv) private roads and utilities that serve permitted buildings or structures may be constructed.

No new buildings or structures shall be located within 50' of any perennial stream on the Property.

7. **INDUSTRIAL OR COMMERCIAL ACTIVITIES.** Industrial or commercial activities other than the following are prohibited: (i) agriculture, viticulture, aquaculture, silviculture, horticulture, canine and equine activities, (ii) temporary or seasonal outdoor activities that do not permanently alter the physical appearance of the Property, and that do not diminish the conservation values herein protected, (iii) activities that can be and in fact are conducted within permitted buildings without material alteration to the external appearance thereof. Temporary outdoor activities involving 100 or more people shall not exceed seven days in duration unless approved by the Grantee in advance in writing.
8. **ENFORCEMENT.** Representatives of the Grantee may enter the Property from time to time for purposes of inspection and enforcement of the terms of this easement after permission from or reasonable notice to the owner or the owner's representative. The Grantee has the right to bring an action at law or in equity to enforce the Restrictions contained herein. This right specifically includes the right to require restoration of the Property to a condition of compliance with the terms of this easement as existed on the date of the gift of the easement except to the extent such condition thereafter changed in a manner consistent with the Restrictions; to recover any damages arising from non-compliance, and to enjoin non-compliance by ex parte temporary or permanent injunction. If the court determines that the Grantor failed to comply with this easement, the Grantor shall reimburse the Grantee for any reasonable costs of enforcement, including costs of restoration, court costs and reasonable attorney's fees, in addition to any other payments ordered by such court. The Grantee does not waive or forfeit the right to take action as may be necessary to insure compliance with this easement by any prior failure to act and the Grantor hereby waives any defenses of waiver, estoppel or laches with respect to any failure to act by the Grantee.

9. **NOTICES TO GRANTEE.** The Grantor shall notify the Grantee in writing prior to undertaking any activity on the Property that may be inconsistent with the Open-Space Values or the Restrictions. The Grantor shall notify the Grantee in writing within 60 days following any *inter vivos* transfer or sale of the Property. The Property may not be conveyed by deed unless this deed of easement is referenced by Deed Book and page number or other appropriate reference.
10. **EXTINGUISHMENT.** The Grantor and the Grantee intend that this easement be perpetual and not be extinguished, and extinguishment of this easement is not permitted under the Open-Space Land Act, Virginia Code Section 10.1-1700 *et seq.* Restrictions set forth in the easement can be extinguished only by judicial proceeding and only if such extinguishment also complies with the requirements of section 10.1-1704 of the Virginia Code. In any sale or exchange of the Property subsequent to such extinguishment, the Grantee shall be entitled to a portion of the proceeds at least equal to the proportionate value of the perpetual conservation restriction computed as set forth below, but not to be less than the proportionate value that the perpetual conservation restriction at the time of the extinguishment bears to the then value of the Property as a whole. The Grantor agrees that the donation of the perpetual conservation restriction in this easement gives rise to a property right, immediately vested in the Grantee, with a fair market value that is at least equal to the proportionate value that the perpetual conservation restriction at the time of the gift bears to the value of the Property as a whole at that time. The Grantee shall use all its share of the proceeds from the sale of the Property in a manner consistent with the conservation purposes of this easement and of the Open-Space Land Act. No part of the Property may be converted or diverted from open-space uses as herein defined except in accordance with Virginia Code Section 10.1-1704.
11. **DOCUMENTATION.** Documentation retained in the offices of the Grantee describes the condition and character of the Property at the time of the gift. The Documentation may be used to determine compliance with and enforcement of the terms of the easement; however, the parties are not precluded from using other relevant evidence or information to assist in that determination.
12. **SUCCESSORS IN INTEREST.** The covenants, terms, conditions and restrictions contained in this easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

If any provision of this deed or its application to any person or circumstance is determined by a court of competent jurisdiction to be invalid, the remaining provisions of this easement shall not be affected thereby.

SunTrust Bank, herein, the Bank, is the Noteholder under a certain Deed of Trust dated June 9, 2004 and recorded in the Clerk's Office of the Circuit Court of Loudoun County, Virginia as Instrument Number 20040614-0059781, which subjects the Property to the Bank's lien. The Bank hereby consents to the terms and intent of this easement, and agrees that the lien represented by said Deed of Trust shall be held subject to this Deed of Gift of Easement and

joins in the Deed to reflect its direction to the Trustee to execute this Deed to give effect to the subordination of such Deed of Trust to this Deed of Easement.


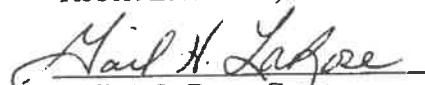
Although this easement in gross will benefit the public as described above, nothing herein shall be construed to convey to the public a right of access to, or use of the Property. The Grantor retains the exclusive right to such access and use, subject to the terms hereof.

The parties hereto agree and understand that any value of this easement claimed for tax purposes as a charitable gift must be fully and accurately substantiated by an appraisal from a qualified appraiser as defined in IRS regulations (see section 1.170A-13(c)(5)), and that the appraisal is subject to review, audit and challenge by all appropriate tax authorities. The Virginia Outdoors Foundation makes no express or implied warranties regarding whether any tax benefits will be available to Grantor from donation of this easement, nor whether any such tax benefits might be transferable, nor whether there will be any market for any tax benefits that might be transferable. The parties hereto intend that the easement conveyed herein shall be a qualified conservation contribution within the meaning of Section 170(h) of the Internal Revenue Code of 1986, as amended, and the restrictions and other provisions of this instrument shall be construed and applied in a manner that will not prevent this easement from being a qualified conservation contribution. By its execution hereof, the Grantee acknowledges and confirms receipt of the Easement and further acknowledges that the Grantee has not provided any goods or services to the Grantor in consideration of the grant of the Easement.

Acceptance of this conveyance by the Virginia Outdoors Foundation is authorized by §§ 10.1-1801 of the Code of Virginia and is evidenced by the signature of its Director of the Grantee's Northern Virginia Office, Leslie H. Grayson, by authority granted by the Board of Trustees of the Grantee at its March 20, 2002, meeting in Richmond, Virginia. Assignment of this easement is governed by §§ 10.1-1801 of the Code of Virginia.

*{SIGNATURES AND NOTARY ACKNOWLEDGMENTS ON
THE NEXT THREE PAGES}*

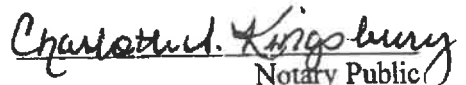
WITNESS the following signatures and seals.


Robert E. LaRose, Grantor

Gail H. LaRose, Grantor

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF FAIRFAX, TO WIT:

I, CHARLOTTE A. KINGSBURY, a Notary Public for the Commonwealth aforesaid,
hereby certify that Robert E. LaRose, Grantor, personally appeared before me this day and
acknowledged the foregoing instrument.

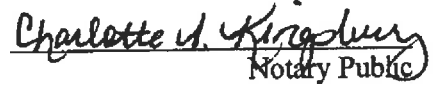
WITNESS my hand and official seal this 21ST day of DEC., 2004.


Charlotte A. Kingsbury
NOTARY PUBLIC (SEAL)
Commonwealth of Virginia
My Commission Expires Oct. 31, 2008

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF FAIRFAX, TO WIT:

I, CHARLOTTE A. KINGSBURY, a Notary Public for the Commonwealth aforesaid,
hereby certify that Gail H. LaRose, Grantor, personally appeared before me this day and
acknowledged the foregoing instrument.

WITNESS my hand and official seal this 21ST day of DEC., 2004.


Charlotte A. Kingsbury
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires Oct. 31, 2008

(SIGNATURES AND NOTARY ACKNOWLEDGMENTS OF TRUSTEE FOR THE BANK
ARE ON PAGE 10)

Bank: SunTrust Bank

Gary F. Morgan, Trustee
GARY F. MORGAN
George F. Cave, Trustee
GEORGE F. CAVE

By: George F. Cave
Its: Senior Vice President

COMMONWEALTH OF ~~VIRGINIA~~
CITY/COUNTY OF DISTRICT OF COLUMBIA, TO WIT:

I, DOROTHY A. CARTER, a Notary Public for the Commonwealth aforesaid, hereby certify that GEORGE F. CAVE as SENIOR VP ^{DAC} of SunTrust Bank, personally appeared before me this day and acknowledged the foregoing instrument.

WITNESS my hand and official seal this 20 day of DECEMBER, 2004.

My commission expires: FEBRUARY 14, 2007 (SEAL) Dorothy A. Carter
Notary Public

COMMONWEALTH OF ~~VIRGINIA~~
CITY/COUNTY OF DISTRICT OF COLUMBIA, TO WIT:

I, DOROTHY A. CARTER, a Notary Public for the Commonwealth aforesaid, hereby certify that GARY F. MORGAN, as Trustee, personally appeared before me this day and acknowledged the foregoing instrument.

WITNESS my hand and official seal this 20 day of DECEMBER, 2004.

My commission expires: FEBRUARY 14, 2007 (SEAL) Dorothy A. Carter
Notary Public

COMMONWEALTH OF ~~VIRGINIA~~
CITY/COUNTY OF DISTRICT OF COLUMBIA, TO WIT:

I, DOROTHY A. CARTER, a Notary Public for the Commonwealth aforesaid, hereby certify that GEORGE F. CAVE, as Trustee, personally appeared before me this day and acknowledged the foregoing instrument.

WITNESS my hand and official seal this 20 day of DECEMBER, 2004.

My commission expires: FEBRUARY 14, 2007 (SEAL) Dorothy A. Carter
Notary Public

(SIGNATURES AND NOTARY ACKNOWLEDGMENTS OF VIRGINIA OUTDOORS FOUNDATION ARE ON PAGE 11)

Accepted:
VIRGINIA OUTDOORS FOUNDATION,

By: Leslie H. Grayson
Leslie H. Grayson, Director of the Northern Virginia Office

COMMONWEALTH OF VIRGINIA,
CITY/COUNTY OF London, TO WIT:

I, Jennifer L. Perkins, a Notary Public for the Commonwealth aforesaid,
hereby certify that Leslie H. Grayson, Director of the Northern Virginia Office of the Virginia
Outdoors Foundation, personally appeared before me this day and acknowledged the foregoing
instrument on behalf of the Virginia Outdoors Foundation.

WITNESS my hand and official seal this 23rd day of December, 2004.

My commission expires: July 31, 2008 (SEAL)

Jennifer L. Perkins
Notary Public



Instr: 20061101-0123911 Pg: 1 OF 2
Loudoun County, VA
11/01/2005 2:10:16PM
Gary M. Clemens, Clerk

Consideration: -0-
Grantee's address: 4511 Singer Court, Suite 150
Chantilly, VA 20152

Tax Map #642-16-6867-000

DEED

Exempt from recordation taxes pursuant to Section 58.1-811^A(10) of the Code of Virginia

THIS DEED, made this 28th day of September, 2005, by and between

ROBERT E. LaROSE and **GAIL H. LaROSE**, husband and wife, Grantors, and **UPPERVILLE LLC**, a Florida limited liability company, Grantee.

WITNESSETH:

THAT for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantors do hereby deed, grant and convey with SPECIAL WARRANTY of TITLE unto the said UPPERVILLE LLC, a Florida limited liability company, Grantee, the following described property located on State Route 743, Blue Ridge (formerly Mercer) Magisterial District, Loudoun County, Virginia, to-wit:

ALL THAT certain tract or parcel of land, together with improvements thereon and appurtenances thereunto appertaining, situate, lying and being in Loudoun County, Virginia, containing 167.5855 acres, more or less, as shown on that certain plat prepared by Bowers & Associates, P.C., attached to the Deed of Boundary Line Adjustment, Conveyance, Vacation and Easement, recorded in deed Book 1538, page 92, in the Clerk=s Office of the Circuit Court of Loudoun County, Virginia. More particularly described on that certain plat of survey prepared by Dunn Land Surveys, Inc., dated February 25, 1999, attached to deed recorded in deed Book 1656, page 2271 and in Plat Cabinet E, Slot 273, page 7, in the aforesaid Clerk=s Office.

AND BEING the same property conveyed to Robert E. LaRose and Gail H. LaRose, husband and wife, by Deed from Jefferson C. Harkins and Joseph S. Shepard, III, dated January 12, 2004 and recorded January 30, 2004 as Instrument Number 20040130-008797 in the aforesaid Clerk=s Office.

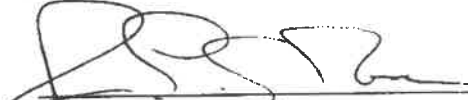
Reference is hereby made to the aforesaid deeds for further description of the property conveyed and for further derivation of title.

*prepared by +
return to
J.R. Parks
Walker Jones
31 Winchester St
Warrenton, VA
20186*

This conveyance is made expressly subject to deeds of trust, easements, restrictions, and rights-of-way of record, including without limitation that DEED OF GIFT OF EASEMENT from the Grantors herein to the VIRGINIA OUTDOORS FOUNDATION, dated December 20, 2004 and recorded as Instrument #2004 1229-0138750 among the land records of Loudoun County, Virginia.

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 its successors in fee simple, forever.

WITNESS the following signatures and seals:


ROBERT E. LaROSE (SEAL)


GAIL H. LaROSE (SEAL)

STATE OF VIRGINIA
CITY/COUNTY OF Fairfax, to-wit:

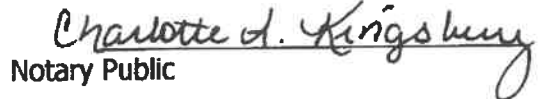
The foregoing instrument was acknowledged before me this 28TH day of Sept., 2005, by Robert E. LaRose.



Charlotte A. Kingsbury, Notary Public
NOTARY PUBLIC
Commonwealth of Virginia
My Commission Expires Oct. 31, 2008

STATE OF VIRGINIA,
CITY/COUNTY OF Fairfax, to-wit:

The foregoing instrument was acknowledged before me this 28th day of Sept., 2005, by Gail H. LaRose.


Notary Public

Charlotte A. Kingsbury
NOTARY PUBLIC
My Commission Expires: ~~Commonwealth of Virginia~~
My Commission Expires Oct. 31, 2008

Owner

Name UPPERVILLE LLC
Care Of REGENCY INVESTMENTS
Mailing Address 22282 CATESBY FARM LN

 MIDDLEBURG VA 20117-3956
Instrument Number 200511010123911
Book
Page

Parcel

Primary Address 22282 CATESBY FARM LN
Tax Map # /85/////////1/
State Use Class 100+ AC-All Esmt
Total Land Area (Acreage) 167.59
Total Land Area (SQFT)
Election District BLUE RIDGE
Billing District Blue Ridge District
Billing Split Notes 1
Billing Split Notes 2
Special Ad Valorem Tax District None
Special Project District
Neighborhood R991525
Living Units
Structure Occupancy SINGLE FAMILY
Condominium Garage Unit or Parking Space
Subdivision CATESBY FARM
Affordable Dwelling Unit (Y/N) NO: PROPERTY IS NOT ADU.
Ag District MIDDLEBURG WEST
Ag District Starting Date 18-JUL-2019
Ag District End Date 17-JUL-2023
Deactivation Status

Legal Description

Legal Description NR ST LOUIS "CATESBY FARM"
 200511010123911 200412290138750 POSE
 PC D-683-6 BLA

General Information

Loudoun County is providing public record information as a public service in accordance with Virginia Code Title 58.1-3122.2 (1998). The Loudoun County Commissioner of the Revenue provides annual valuations and maintenance of fair market values for equitable assessments on all types of real property.

The property information made available on this site includes ownership and deed information, legal description, sales information, assessment values and house characteristics and can be searched by Parcel ID Number, Address and Tax Map Number. The site is updated weekly. Parcels are linked to the Loudoun County GIS, with map overlays displaying

boundary and environmental information such as topography, soils, flood plain and major roads.

Condominium garage units or assigned parking spaces associated with condominiums may have separate parcel identification numbers - and may be assessed separately.

Tax History / Payment

Click on the Parcel ID to view its related document

642166867000