

BK 1661 PG 2099 - 2104

*This deed is exempt from recordation taxes
pursuant to §58.1-811.D of the Code
of Virginia, as amended.*

THIS DEED OF GIFT OF EASEMENT, made and entered into this 4th day of December, 2020, by and between **LONGBRANCH HOLDINGS, LLC**, a Virginia limited liability company, Grantor, and **THE ORANGE COUNTY HOUNDS, INC.**, a Virginia non-stock corporation, Grantee, whose address is P.O. Box V, The Plains, Virginia 20198.

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 ORANGE COUNTY HOUNDS, INC.**, and its duly qualified successor organization(s), (the "OCH") the following described easement, to-wit:

A permanent easement of access for fox hunting by the staff and field of the OCH over and across the following described tract or parcel of land belonging to the Grantor (the "Property"), to-wit:

PIN#: 6091-57-6289-000

All that certain tract or parcel of land, containing 71.5610 acres of land, more or less, designated as Parcel 2, South Tract (revised), on the certain plat entitled "Plat Showing Boundary Line Adjustment & Easement Dedication between the Properties

Pin#: 6091-57-6289-000
Assessment \$ 17,800.00
Consideration \$0
Prepared without benefit of title examination

Grantees address:
PO Box V
The Plains, VA 20198

Return to:
Mildred Fletcher Slater, PLC # 12274
PO Box 238

of June C. Curtis, Successor Trustee and Joyce C. Weeks, Successor Trustee, under the John F. Cooper Declaration of Trust" dated December 14, 2010, prepared by Carson & Ashley, Engineers, Surveyors, Planners, and recorded in the Office of the Circuit Court of Fauquier County, Virginia in Deed Book 1362, at Page 1196. TOGETHER WITH and SUBJECT TO a 30' Ingress/Egress & Utilities Easement recorded in Deed Book 1362, at Page 1206, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia.

AND BEING the same property conveyed to Ivanhoe Properties, LLC, a Virginia limited liability company by Deed from Frederick J. Curran and Aurora Curan, his wife, dated October 28, 2014, recorded November 3, 2014, in Deed Book 1471, page 1194, in the Office of the Clerk of the Circuit Court of Fauquier 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, gates, or paneling for horseback riding which exist on the Property on the date of this easement or which are added by the OCH in the future in order to effectuate the purposes of the easement.

This easement shall further include the right to maintain all horseback riding paneling, jumps, gates, or trails which exist on the Property on the date of this easement or which are hereafter added, to keep said trails clear of all trees, undergrowth and brush which may interfere with their use for fox hunting. 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 Grantee an alternative area or areas for the creation of replacement trails around said obstructions.

The Grantee covenants and agrees that (i) it shall make every effort to coordinate its activities on the Property to result in the least possible inconvenience to the Grantor, (ii) any gate, jump or paneling to be maintained, repaired, constructed or reconstructed by the Grantee shall be maintained, repaired, constructed and reconstructed in a safe and workmanlike manner using materials substantially similar to that in place on the date of this easement; (iii) any soil disturbed in the process of the repair or maintenance shall be left level with the normal surface of the land and reseeded in such a manner as not to interfere with the normal cultivation or other agricultural or forestal use of the Property; (iv) all gates, jumps and paneling shall be constructed and maintained to turn livestock unless this requirement is waived in writing by the Grantor; and (v) it shall indemnify and hold the Grantor harmless from any and all loss, damage, cost, charge, liability or exposure, including court costs and attorneys fees, arising out of the Grantee's exercise of its rights hereunder.

The Grantee further agrees to (i) hunt the Property only on scheduled hunting days or staff or by-days, from August 1st until April 1st of each year; (ii) leave all gates (open or closed) as left by the Grantor; and (iii) repair or pay for any actual damage to growing crops, timber, fences, buildings or other structures directly caused by the Grantee in the exercise of any of the rights granted herein.

Delay of the Grantee in the use or 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.

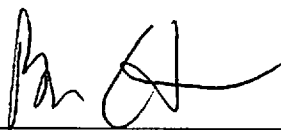
The terms, covenants, and provisions of this easement shall run with the land and shall extend to and be binding upon the heirs, executors, administrators, personal representatives, successors, and assigns of the parties hereto except that the OCH may not transfer, convey or assign its rights under this easement except to its duly qualified successor organization as part of a corporate merger or reorganization the OCH.

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.

{signature pages to follow}

WITNESS the following signatures and seals:

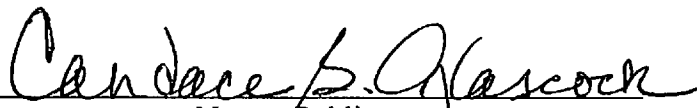
LONGBRANCH HOLDINGS, LLC, Grantor
A Virginia limited liability company

By:  (SEAL)
Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 4th day of December, 2020, by Brian C. Thomas, Manager of Longbranch Holdings, LLC, Grantor.



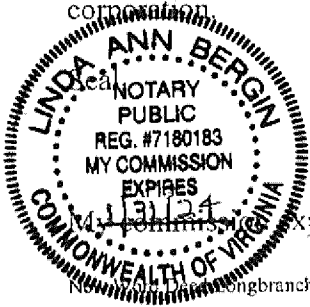

Notary Public
Registration # 136896
My commission expires: 5/31/2024

THE ORANGE COUNTY HOUNDS, INC., Grantee

By Jacqueline B. Mars (SEAL)
JACQUELYN B. MARS, President

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

The foregoing instrument was acknowledged before me this 4th day of
December 2020, by **Jacqueline B. Mars**, President of The Orange County
Hounds, Inc., a Virginia non-stock corporation, Grantee, on behalf of the
corporation.



Linda Ann Bergin
Notary Public
Registration # 4180183
Expires: JAN 31, 2024

Notary Public for Orangebranch Holdings LLC to OCH.2020

RECORDED IN CLERK'S OFFICE OF
FAUQUIER ON
Dec 07, 2020 AT 02:21:00 PM
0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: 0.00 LOCAL: 0.00
FAUQUIER COUNTY, VA
GAIL H BARB CLERK OF CIRCUIT COURT

Gail H Barb