

**FIDELITY NATIONAL TITLE GROUP, INC.**  
**Chicago Title, Commonwealth Land Title and Fidelity National Title Insurance Companies**  
**Virginia Production Division**

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**TITLE SEARCH REPORT**

This Title Search Report is issued for the use of the agent to whom it is addressed. This Report is to be used only by the agent to determine the insurability of title to the property described herein in conjunction with issuance of commitments, policies and endorsements by the above named title insurers ("the Company"). The agent reviewing this Title Search Report must follow all underwriting guidelines set forth in the underwriting Manual and Bulletins issued by the Company. This is a report of matters appearing in the official land records of the county or city wherein the property is located. No search has been made for any matters recorded in the Federal District Courts. Not included in this Report are matters, such as mortgages, judgments and other liens, for which the Company has found recorded satisfactions or releases, and possible other matters which, according to custom and practice, would not appear in a title search. The amount shown in this Report for any deeds of trust, judgments and/or taxes is for informational purposes only. The recipient is responsible for confirming amounts for payoff and/or proration purposes. Use of this Title Search Report for any reason other than the issuance of a Company commitment, policy or endorsement is not authorized. The liability under this Title Search Report is limited to the liability under the policy or policies issued pursuant to this Title Search Report. This Title Search Report is not an opinion, warranty or guarantee of title. The liability under this Title Search Report shall cease and terminate six months after the ending date set forth in the Period of the Search, unless extended in writing by the Company.

**CASE NO:** 5645069

**CUSTOMER:** Secure Title and Escrow, Inc.

**CURRENT OWNER(s):** Jimmie D. Hill, Trustee and Martha L. Hill, Trustee in trust for the Hill Revocable Trust, dated October 10, 1996

**PROPERTY ACQUIRED BY:** Deed from Jimmie D. Hill and Martha L. Hill, dated August 27, 2002 and recorded on August 30, 2002 as Instrument No. 200200025451 as corrected and re-recorded on December 27, 2005 as Instrument No. 200500054131 in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia.

**PROPERTY JURISDICTION:** Spotsylvania County, Virginia

**BRIEF LEGAL DESCRIPTION:**

All that certain piece, parcel or lot of land situate, lying and being in Chancellors Magisterial District, Spotsylvania County, Virginia, containing 5.103 acres, more or less, and being shown on plat of "RIVER WILL", prepared by Everett D. Grissom, C.L.S., dated May 10, 1976, and duly recorded in the Clerk's Office of Spotsylvania County, Virginia, in Deed Book 390 at page 150, as Lot #8.

There is also conveyed a right-of-way from State Route 627 through the property, now or formerly Abrams, acquired from Rosa Graube Mitchell, et al, by Deed dated July 6, 1960, and duly recorded in the aforesaid Clerk's Office in Deed Book 195 at page 8 and through the easement acquired from Vivian Earl Dickinson, et al, dated September 7, 1976 and recorded in the aforesaid Clerk's Office in Deed Book 400 at page 303.

**DEEDS OF TRUST:** None

**JUDGMENTS:** None

**UCC/FINANCING STATEMENTS:** None

**TAX & ASSESSMENT INFORMATION:** See attached printout. Taxes paid through 2<sup>ND</sup> half 2015 (period ending 12-31-2015)

**Taxes Payable on:** 6/5 & 12/5

**Delinquent Taxes:** None

**Town Taxes, Exemptions, Rollback, Supplementals, Stormwater Fees, Etc:** see attached printouts for details regarding assessments and tax amount(s)

**RESTRICTIONS AND/OR DECLARATIONS:** see back title

**EASEMENTS:** see back title

**ITEMS ON PLAT recorded in/as** : see attached for back title

**ACCESS:** on Browns Farm Rd, a private street created on subdivision plat. Access to State Route 627 is via access easement described in legal description above.

**OTHER MATTERS** (*copies provided for review by underwriter*): N/A

**BACK TITLE INFO RELIED UPON IS Policy/Case # G32-0844315** Items to be picked up from this policy affecting the property listed herein are as follows: Pick up items 2 through 8, inclusive.

**EFFECTIVE DATE:** February 8<sup>th</sup>, 2016 @ 8:00 A.M.

**FIDELITY NATIONAL TITLE GROUP, INC.**

By: JAMES E. WARE  
Commercial Examiner

**Parcel Information**

**Parcel ID:** 33-5-8-  
**Physical Address:** 7501 Browns Farm RD  
**Legal Description:** River WillLot 8  
**Deeded Acreage:** 5.10

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**Value for 2015**

<b>Year:</b>	2015
<b>Land Value:</b>	\$65,500
<b>Building Value:</b>	\$211,900
<b>Total Value:</b>	\$277,400

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**Building Information****Building ID #17733**

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**Year Built:** 1988 Single-family Residence  
**Total Area:** 2,722 sqft  
**Bedrooms:** 3  
**Full Bathrooms:** 3  
**Half Bathrooms:** 0  
**Attached Garage (SF):** 728  
**Composition Shingle:** Yes  
**Frame, Siding, Wood:** Yes  
**Heat Pump:** Yes  
**Single 2-Story Fireplace (#):** 1  
**Slab Porch (SF) with Roof:** 572  
**Wood Deck (SF):** 404  
**Wood Deck (SF):** 232

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**Owner's Name & Mailing Address**

Jimmie D Hill Tr & Martha L Hill Tr  
Hill Revocable Trust 10/16/96  
12116 Meadow Branch WAY  
FREDERICKSBURG, VA 22407-2573

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**Sales Information as of 02/05/2016**

**Date of Transfer:** 12/27/2005

**Transfer Type:** Correction  
Deed

**Instrument Number:** 0054131

**Sale Price:** \$0.00

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If you find any information that you believe is inaccurate, please [click here](#) to send an email to our Real Estate Department.

**Online Services  
Account Information Lookup****Real Estate Bill - Account Information Lookup Results**

These results last updated: 02/10/2016 09:37:36. All balances include interest, if applicable through 02/10/2016 .

**Owner Number :** 2459196

**Current Bill Number :** 1848818

**Name :** Jimmie D Hill Tr & Martha L Hill Tr

Hill Revocable Trust 10/16/96

12116 Meadow Branch WAY

FREDERICKSBURG, VA 22407-2573

**Tax Map Number :** 33- 5 - 8-

**Physical Address :** 7501 Browns Farm RD

**Description :** River Will Lot 8

**Last Payment received :** \$1,327.20 received on 01/26/2016

**Balance :** \$0.00 (if paid on 02/10/2016)

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**Lookup Assessment**



**Commonwealth**  
A LANDAMERICA COMPANY



\* 0 3 2 0 8 4 4 3 1 5 \*

POLICY NUMBER  
**632-0844315**

**LOAN POLICY OF TITLE INSURANCE (10/17/92)**

Gross Premium: \$ \_\_\_\_\_

Rate Code: \_\_\_\_\_

REISSUE OR SUBSTITUTION INFORMATION.	
Liability Cr. \$	_____
Premium Cr. \$	_____
Policy No.	_____

STATISTICAL STATES ONLY				
POLICY TYPE	TITLE SOURCE	PROPERTY TYPE	STATE REPORT CODE	RATE RULE

COMMENTS TO UNDERWRITER:

**COMMONWEALTH LAND TITLE INSURANCE COMPANY  
LENDERS POLICY OF TITLE INSURANCE**

**SCHEDULE A**

Amount of Insurance: **\$160,000.00**

Policy No. **G32-0844315**

File No. **C02L228**

Date of Policy: **August 30, 2002 @ 12:29 p.m.**

1. Name of Insured:

**Northwest Federal Credit Union, a federally chartered credit union,  
and/or its successors and assigns, as their interests may appear**

2. The estate or interest in the land in this Schedule and which is encumbered by the insured mortgage, is **FEE SIMPLE** and is at Date of Policy vested in:

**Jimmie D. HILL and Martha L. HILL**

3. The mortgage, herein referred to as the insured mortgage, and assignments thereof, if any, are described as follows:

**Deed of Trust granted by Jimmie D. HILL and Martha L. HILL, husband and wife, to Colleen M. Daly, Trustee(s) to secure Northwest Federal Credit Union, a federally chartered credit union, in the amount of \$160,000.00, dated August 27th, 2002, recorded August 30, 2002 @ 12:29 p.m., as Instrument Number LR 200200025450, among the land records of Spotsylvania County, VIRGINIA.**

4. The land referred to in this policy is described as set forth in the insured mortgage, is situated in **Spotsylvania County, State of Virginia** and is identified as follows:

**All that certain piece, parcel or lot of land situate, lying and being in Chancellor Magisterial District, Spotsylvania County, Virginia, containing 5.103 acres, more or less, and being shown on plat of "RIVER WILL", prepared by Everett D. Grissom, C.L.S., dated May 10, 1976, and duly recorded in the Clerk's Office of Spotsylvania County, Virginia, in Deed Book 390 at page 150, as Lot #8.**

**There is also conveyed a right-of-way from State Route 627 through the property, now or formerly Abrams, acquired from Rosa Graube Mitchell, et al, by Deed dated July 6, 1960, and duly recorded in the aforesaid Clerk's Office in Deed Book 195 at page 8 and through the easement acquired from Vivian Earl Dickinson, et al, dated September 7, 1976 and recorded in the aforesaid Clerk's Office in Deed Book 400 at page 303.**

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

By: MBH Settlement Group, L.C.

Countersigned Authorized Officer or Agent

This policy is invalid unless the cover sheet and Schedule B are attached

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
**LENDERS POLICY OF TITLE INSURANCE**

**SCHEDULE B**  
**PART I**

File No. C02L228

Policy No. G32-0844315

This policy does not insure against loss or damage by reason of the following:

1. Taxes subsequent to the first half of 2002. Taxes for the second half of 2002 are a lien, not yet due and payable, and any and all supplemental taxes.

2. Terms, provisions, restrictions, conditions, easements and reservations contained in instrument recorded in Deed Book 419 at page 509 and amended in Deed Book 1609 at page 100, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restriction violate 42 USC 3604(c).

NOTE: There have been no violations of these restrictions and any future violations will not work a forfeiture nor cause a reversion of title.

3. Deed of Easement to Spotsylvania County as recorded in Deed Book 269 at page 369.

4. Deed of Easement to Virginia Electric Cooperative as recorded in Deed Book 397 at page 9 and in Deed Book 401 at page 368.

5. Deed of Easement recorded in Deed Book 607 at page 618.

6. Deed of Easement to Rappahannock Electric Cooperative as recorded in Deed Book 624 at page 177, in Deed Book 866 at page 550, and in Deed Book 2033 at page 527.

7. Easements as per recorded plat: Property runs to centerline of 50' Ingress/Egress Easement.

8. No liability is assumed for the payment of maintenance assessments as set forth in the Restrictive Covenants, which assessments shall be subordinate to the lien of a first Deed of Trust.

9. Reservation of easements as set forth in the Restrictive Covenants.



**COMMONWEALTH LAND TITLE INSURANCE COMPANY**  
**LENDERS POLICY OF TITLE INSURANCE**  
**SCHEDULE B**  
**PART II**

File No. **C02L228**

Policy No. **G32-0844315**

In addition to the matters set forth in Part I of this Schedule, the title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown, but the Company insures that such matters are subordinate to the lien or charge of the insured mortgage upon said estate or interest:

**NONE**

This policy is invalid unless the cover sheet and Schedule A are attached

**ENDORSEMENT**

Attached to and forming a part of  
Title Insurance Policy No. G32-0844315

Issued By  
**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

**ALTA 8.1 - ENVIRONMENTAL PROTECTION ENDORSEMENT**

The insurance afforded by this endorsement is only effective if the land is used or is to be used primarily for residential purposes.

The Company hereby insures the insured against loss or damage sustained by reason of lack of priority of the lien of the insured mortgage over:

(a) any environmental protection lien which, at Date of Policy, is recorded in those records established under the state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge, or filed in the records of the clerk of the United States district court for the district in which the land is located, except as set forth in Schedule B; or

(b) any environmental protection lien provided for by any state statute in effect at Date of Policy, except environmental protection liens provided for by the following state statutes:

**NONE**

This endorsement is made a part of the policy and is subject to all terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy and prior endorsements, if any, nor does it extend the effective date of the policy and prior endorsements or increase the face amount thereof.

Dated: August 30, 2002 @ 12:29 p.m.

**COMMONWEALTH LAND TITLE INSURANCE COMPANY**

  
\_\_\_\_\_  
Authorized Signatory

NOTE: This endorsement shall not be valid or binding until signed by an authorized signatory.  
ALTA Endorsement Form 8.1 (Environmental Protection Lien)

Instrument Control Number



LR 200500054131 12/27/2005 9:40:00 AM

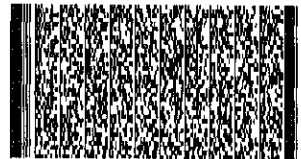
**Commonwealth of Virginia**  
**Land Record Instruments**  
**Cover Sheet - Form A**

Recorded in the Clerk's Office of the  
 SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

[ILS VLR Cover Sheet Agent 1.0.66]

T A X E M P T	C O R P	Date of Instrument:	[12/22/2005 ]		
		Instrument Type:	[R] ]		
		Number of Parcels	[ 1 ]		
		Number of Pages	[ 0 ]		
		City <input type="checkbox"/> County <input checked="" type="checkbox"/> [Spotsylvania County	(Box for Deed Stamp Only)		
<b>First and Second Grantors</b>					
		Last Name	First Name	Middle Name or Initial	Suffix
		[Hill	[Jimmie	[D.	[ ]
		[Hill	[Martha	[L.	[ ]
<b>First and Second Grantees</b>					
		Last Name	First Name	Middle Name or Initial	Suffix
<input type="checkbox"/>	<input type="checkbox"/>	[Hill, Trustee	[Jimmie	[D.	[ ]
<input type="checkbox"/>	<input type="checkbox"/>	[Hill, Trustee	[Martha	[L.	[ ]
Grantee Address		(Name)	[0		
		(Address 1)	[0		
		(Address 2)	[0		
		(City, State, Zip)	[0		
Consideration [0.00		Existing Debt [0.00	Assumption Balance [0.00	[VA] [0	
Prior Instr. Recorded at: City <input type="checkbox"/> County <input type="checkbox"/> [ ] Percent. In this Juris. [ 100 ] Book [ ] Page [ ] Instr. No [200200025451 ] Parcel Identification No (PIN) [ ] Tax Map Num. (if different than PIN) [33-5-8 ] Short Property Description [ ] Current Property Address (Address 1) [ ] (Address 2) [ ] (City, State, Zip) [ ] [ ] [ ]					
Instrument Prepared by		[0			
Recording Paid for by		[0			
Return Recording to (Name)		[MBH Settlement Group			
		(Address 1) [3050 Chain Bridge Road			
		(Address 2) [Suite 200			
		(City, State, Zip) [Fairfax		[VA] [22030	
Customer Case ID		[C02L228	[ ]	[ ]	



Cover Sheet Page # 1 of 1

Instrument Control Number

**Commonwealth of Virginia**  
**Land Record Instruments**  
**Cover Sheet - Form A**

[ILS Cover Sheet Agent Online 1.1.2]



LR 200200025451 8/30/2002 12:30:03 PM

Recorded in the Clerk's Office of the  
 SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

T  
A  
X  
R  
P  
E  
X  
E  
M  
P  
T

C Date of Instrument [ 08/30/2002 ]  
 O Instrument Type [ DG ]  
 P Number of Parcels [ 1 ]  
 Number of Pages [ 3 ]  
 City ☐ County ☒ [ Spotsylvania County ]

(Box for Deed Stamp Only)

First and Second Grantors			
Last Name	First Name	Middle Name	Suffix
Hill	Jimmie		D
Hill	Martha		L

First and Second Grantees			
Last Name	First Name	Middle Name	Suffix
Hill	Jimmie		D
Hill	Martha		L

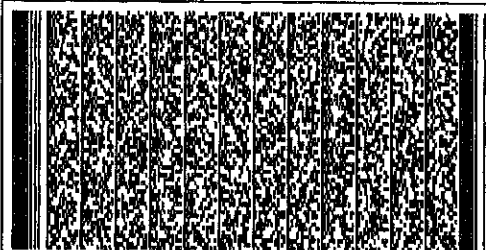
Grantee Address (Name) Jimmie D. Hill, Trustee & Martha L. Hill, Trustee, Hill Revocable Tru:  
 (Address 1) 7920 Lewinsville Road  
 (Address 2)  
 (City, State, Zip) McLean [ VA ] 22101

Consideration [ 0.00 ] Existing Debt [ 0.00 ] Assumption Balance [ 0.00 ]

Prior Instr. Recorded at: City ☐ County ☒ [ Spotsylvania County ] Percent. in this Juris.(%) [ 100 ]  
 Book [ ] Page [ ] Instr. No [ ]  
 Parcel Identification No (PIN) 33-5-8  
 Tax Map Num. (if different than PIN) 5.103 acres more or less  
 Short Property Description Metes and Bounds as shown on plat of River Will  
 Current Property Addr(Address 1) 7501 Browns Farm Road  
 (Address 2)  
 (City, State, Zip) Spotsylvania [ VA ] 22553

Instrument Prepared by Kristi Coyne  
 Recording Paid for by MBH Settlement Group  
 Return Recording to (Name) MBH Settlement Group  
 (Address 1) Attn: Quality Control  
 (Address 2) 3050 Chain Bridge Road Suite 2  
 (City, State, Zip) Fairfax [ VA ] 22030

Customer Case ID CO2L228 [ ] [ CS ]



**Instrument Control Number**

**Commonwealth of Virginia**  
**Land Record Instruments**  
**Cover Sheet - Form B**

**[ILS Cover Sheet Agent Online 1.1.2]**

[illegible]

Prior Instr. Recorded at: City ☐ County ☒ [ ] Percent. in this Juris.(%) [ ]  
 Book [ ] Page [ ] Instr. No [ ]  
 Parcel Identification No (PIN) [ ]  
 Tax Map Num. (if different than PIN) [ ]  
 Short Property Description [ ]  
 Current Property Addr(Address 1) [ ]  
 (Address 2) [ ]  
 (City, State, Zip) [ ] [ ] [ ] [ ]



Consideration: \$ 0  
Tax Map #: 33-5-8  
Grantee's Address:  
7920 Lewinsville Road  
McLean, VA 22102  
File # C02L228A

Return to:  
MBH Settlement Group, L.C.  
6882 Elm Street  
Suite 200  
McLean, VA 22101

DEED

THIS DEED is made this 27th day of August, 2002, by and between Jimmie D. HILL and Martha L. HILL, Husband and Wife, Grantors; and Jimmie D. HILL, TRUSTEE and Martha L. HILL, TRUSTEE in trust for the HILL REVOCABLE TRUST, dated October 16, 1996, Grantees.

10

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the Grantees, the following described property, situate, lying and being in Spotsylvania County, Virginia, to wit:

All that certain piece, parcel or lot of land situate, lying and being in Chancellor Magisterial District, Spotsylvania County, Virginia, containing 5.103 acres, more or less, and being shown on plat of "RIVER WILL", prepared by Everett D. Grissom, C.L.S., dated May 10, 1976, and duly recorded in the Clerk's Office of Spotsylvania County, Virginia, in Deed Book 390 at page 150, as Lot #8.

There is also conveyed a right-of-way from State Route 627 through the property, now or formerly Abrams, acquired from Rosa Graube Mitchell, et al, by Deed dated July 6, 1960, and duly recorded in the aforesaid Clerk's Office in Deed Book 195 at page 8 and through the easement acquired from Vivian Earl Dickinson, et al, dated September 7, 1976 and recorded in the aforesaid Clerk's Office in Deed Book 400 at page 303.

AND BEING the same property conveyed to Jimmie D. Hill and Martha L. Hill, husband and wife, as tenants by the entirety with the full common law rights of survivorship, by virtue of Deed dated May 29, 1998, recorded June 9, 1998 in Deed Book 1573 at page 629, among the land records of Spotsylvania County, Virginia.

TO HAVE AND TO HOLD the property in fee simple, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement, including the following:

Full power and authority is hereby granted to the Trustees and their successors to protect and conserve the Property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental, and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

HUNZIKER, LYON & LEGGETT, P.C.  
6962 ELM STREET, SUITE 220  
MCLEAN, VIRGINIA 22101  
703-734-9088

\*Re-record to correct date of the trust.

No party dealing with the Trustees in relation to the Property in any manner whatsoever (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b), to see that the terms of the trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustees, or (d) to be privileged to inquire into any of the terms of the Trust Agreement creating said trust. Every deed, mortgage, lease or other instrument executed by the Trustees in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof the said trust was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver Every such Instrument, and (d) that if a conveyance has been made by a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his and their predecessor in trust.

The Trustees shall have no individual liability or obligation whatsoever arising from Trustees' ownership as Trustees of the legal title to the property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustees in dealing with said property, or in otherwise acting as Trustees, except only so far as said Property and any trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof.


The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

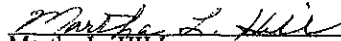
This Deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, 1950, as amended, from time to time.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

The Grantors covenant that said Grantors have the right to convey the aforesaid property; that the Grantors have done no act to encumber said property; that the Grantees shall have quiet possession of said property; and that the said Grantors will execute such further assurances as may be requisite.

WITNESS the following signatures and seals:

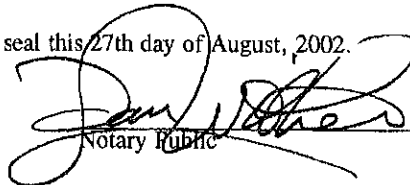
 (SEAL)  
Jimmie D HILL

 (SEAL)  
Martha L. HILL

STATE OF VIRGINIA,  
COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that Jimmie D HILL and Martha L. HILL, whose names is signed to the foregoing Deed dated August 27, 2002, have acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 27th day of August, 2002.

 (SEAL)  
Notary Public

My commission expires: \_\_\_\_\_

File # C02L228A





Instrument Control Number

**Commonwealth of Virginia**  
**Land Record Instruments**  
**Cover Sheet - Form A**

[ILS Cover Sheet Agent Online 1.1.2]



LR 200200025451 8/30/2002 12:30:03 PM

Recorded in the Clerk's Office of the  
 SPOTSYLVANIA COUNTY, Virginia Circuit Court

Teste: , Clerk Paul M. Metzger

T A O X R P E X E M P T	C	Date of Instrument	[ 08/30/2002 ]	
	O	Instrument Type	[ DG ]	
	R	Number of Parcels	[ 1 ]	
	P	Number of Pages	[ 3 ]	
	E	City <input type="checkbox"/> County <input checked="" type="checkbox"/> [ Spotsylvania County ]		

(Box for Deed Stamp Only)

First and Second Grantors				
Last Name	First Name	Middle Name	Suffix	
[ Hill ]	[ Jimmie ]	[ D ]		
[ Hill ]	[ Martha ]	[ L ]		

First and Second Grantees				
Last Name	First Name	Middle Name	Suffix	
[ Hill ]	[ Jimmie ]	[ D ]	Trustee	
[ Hill ]	[ Martha ]	[ L ]	Trustee	

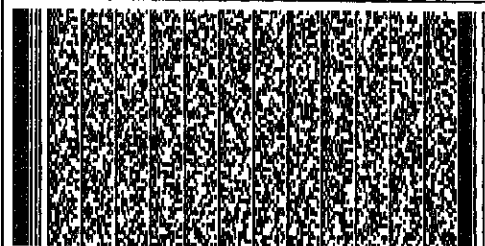
Grantee Address (Name) [ Jimmie D. Hill, Trustee & Martha L. Hill, Trustee, Hill Revocable Tru:  
 (Address 1) 7920 Lewinsville Road  
 (Address 2)  
 (City, State, Zip) McLean [ VA ] 22101

Consideration [ 0.00 ] Existing Debt [ 0.00 ] Assumption Balance [ 0.00 ]

Prior Instr. Recorded at: City ☐ County ☒ [ Spotsylvania County ] Percent. in this Juris.(%) [ 100 ]  
 Book [ ] Page [ ] Instr. No [ ]  
 Parcel Identification No (PIN) 33-5-8  
 Tax Map Num. (if different than PIN) Metes and Bounds as shown on plat of River Will  
 Short Property Description 5.103 acres more or less  
 Current Property Addr(Address 1) 7501 Browns Farm Road  
 (Address 2)  
 (City, State, Zip) Spotsylvania [ VA ] 22553

Instrument Prepared by [ Kristi Coyne  
 Recording Paid for by [ MBH Settlement Group  
 Return Recording to (Name) [ MBH Settlement Group  
 (Address 1) [ Attn: Quality Control  
 (Address 2) [ 3050 Chain Bridge Road Suite 2  
 (City, State, Zip) [ Fairfax [ VA ] 22030

Customer Case ID [ CO2L228 ] [ CS ]





Consideration: \$ 0  
Tax Map #: 33-5-8  
Grantees Address:  
7920 Lewinville Road  
McLean, VA 22102  
File # C02L226A

Return to:  
MBH Settlement Group, L.P.  
6862 Elm Street  
Suite 200  
McLean, VA 22101

## DEED

THIS DEED is made this 27th day of August, 2002, by and between Jimmie D. HILL and Martha L. HILL, Husband and Wife, Grantors; and Jimmie D. HILL, TRUSTEE and Martha L. HILL, TRUSTEE in trust for the HILL REVOCABLE TRUST, dated October 16, 1996, Grantees.

### WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the Grantees, the following described property, situate, lying and being in Spotsylvania County, Virginia, to wit:

All that certain piece, parcel or lot of land situate, lying and being in Chancellor Magisterial District, Spotsylvania County, Virginia, containing 5.103 acres, more or less, and being shown on plat of "RIVER WILL", prepared by Everett D. Grissom, C.L.S., dated May 10, 1976, and duly recorded in the Clerk's Office of Spotsylvania County, Virginia, in Deed Book 390 at page 150, as Lot #8.

There is also conveyed a right-of-way from State Route 627 through the property, now or formerly Abrams, acquired from Rosa Graube Mitchell, et al, by Deed dated July 6, 1960, and duly recorded in the aforesaid Clerk's Office in Deed Book 195 at page 8 and through the easement acquired from Vivian Earl Dickinson, et al, dated September 7, 1976 and recorded in the aforesaid Clerk's Office in Deed Book 400 at page 303.

AND BEING the same property conveyed to Jimmie D. Hill and Martha L. Hill, husband and wife, as tenants by the entirety with the full common law rights of survivorship, by virtue of Deed dated May 29, 1998, recorded June 9, 1998 in Deed Book 1573 at page 629, among the land records of Spotsylvania County, Virginia.

TO HAVE AND TO HOLD the property in fee simple, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement, including the following:

Full power and authority is hereby granted to the Trustees and their successors to protect and conserve the Property; to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms; to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof; to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental, and upon any other terms and conditions; and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

HUNZEKER, LYON & LEGGETT, P.C.  
6862 ELM STREET SUITE 220  
MCLEAN VIRGINIA 22101  
(703) 734-0060

No party dealing with the Trustees in relation to the Property in any manner whatsoever (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustees, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the Property, (b), to see that the terms of the trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustees, or (d) to be privileged to inquire into any of the terms of the Trust Agreement creating said trust. Every deed, mortgage, lease or other instrument executed by the Trustees in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof the said trust was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustees were duly authorized and empowered to execute and deliver Every such Instrument, and (d) that if a conveyance has been made by a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his and their predecessor in trust.

The Trustees shall have no individual liability or obligation whatsoever arising from Trustees' ownership as Trustees of the legal title to the property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustees in dealing with said property, or in otherwise acting as Trustees, except only so far as said Property and any trust funds in the actual possession of the Trustees shall be applicable to the payment and discharge thereof.


The interest of every beneficiary under the Trust Agreement and of all persons claiming under any of them shall be only in the earnings, avails, and proceeds arising from the rental, sale or other disposition of the Property. Such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any right, title or interest, legal or equitable, in or to the Property, as such, but only in the earnings, avails and proceeds thereof as provided in the Trust Agreement.

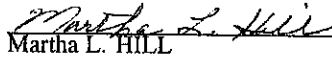
This Deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, 1950, as amended, from time to time.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

The Grantors covenant that said Grantors have the right to convey the aforesaid property; that the Grantors have done no act to encumber said property; that the Grantees shall have quiet possession of said property; and that the said Grantors will execute such further assurances as may be requisite.

WITNESS the following signatures and seals:

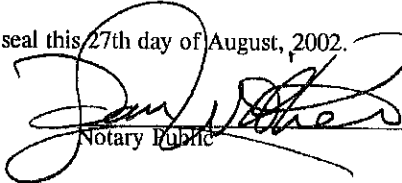
 (SEAL)  
Jimmie D HILL

 (SEAL)  
Martha L. HILL

STATE OF VIRGINIA,  
COUNTY OF FAIRFAX, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that Jimmie D HILL and Martha L. HILL, whose names is signed to the foregoing Deed dated August 27, 2002, have acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 27th day of August, 2002.

 (SEAL)  
Notary Public

My commission expires: \_\_\_\_\_

File # C02L228A



PROOFED

B1573 629

13086

THIS DEED made this 29th day of May, 1998, by and between William D. HILL and Edith Lynn HILL, husband and wife, as Grantors; and Jimmie D. HILL and Martha L. HILL, husband and wife, as Grantees:

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and of other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) do hereby grant and convey with General Warranty and English Covenants of Title, unto the said Grantees, TENANTS BY THE ENTIRETY WITH FULL COMMON LAW RIGHTS OF SURVIVORSHIP the following described property located in the County of Spotsylvania, Virginia, (the "Property"):

All that certain piece, parcel or lot of land situate, lying and being in Chancellor Magisterial District, Spotsylvania County, Virginia, containing 5.103 acres, more or less, and being shown on plat of "RIVER WILL", prepared by Everett D. Grissom, C.L.S., dated May 10, 1976, and duly recorded in the Clerk's Office of Spotsylvania County, Virginia, in Deed Book 390 at page 150, as Lot #8.

There is also conveyed a right-of-way from State Route 627 through the property, now or formerly Abrams, acquired from Rosa Graube Mitchell, et al, by Deed dated July 6, 1960, and duly recorded in the aforesaid Clerk's Office in Deed Book 195 at page 8 and through the easement acquired from Vivian Earl Dickinson, et al, dated September 7, 1976 and recorded in the

First American Title Insurance Co.  
9990 Lee Highway, #550  
Fairfax, VA 22030  
Attn: Settlement Dept.

RETD JUN 26 1998

Tax Map No.: 33-5-8  
Grantees' Address: 7501 Browns Farm Road  
Spotsylvania, VA 22553  
Consideration: \$133,700.00 / 138,000.  
File No. 98-05-113

81573.630

aforesaid Clerk's Office in Deed Book 400, Page 303.

Reference to the aforementioned deeds and plats are hereby made for a more particular description of the property herein conveyed.

AND BEING the same property acquired by Grantors by Deed recorded in Deed Book 607 at Page 618, among the land records of Spotsylvania County, Virginia.

This conveyance is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

WITNESS the following signatures and seals:

William D. Hill  
William D. Hill

Edith Lynn Hill  
Edith Lynn Hill

STATE OF Virginia  
COUNTY OF Fairfax, to-wit:

The foregoing instrument was acknowledged before me this 29th day of May, 1998, by William D. Hill and Edith Lynn Hill.

Robert M. Rush  
Notary Public

My Commission expires: September 30, 2001

Tax Map No.: 33-5-8

Grantees' Address: 7501 Browns Farm Road  
Spotsylvania, VA 22553

Consideration: ~~\$133,700.00~~

File No. 98-05-113

Virginia, Spotsylvania County, to-wit:

In the Clerk's Office of the County and State aforesaid, the 9 day of June, 19 98, at 1:49 o'clock P.M., the foregoing writing was presented and admitted to record, together with the appropriate costs of acknowledgment.

The fee imposed by Section 58.54-1 in the amount of \$ 138.00 has been paid

Teste: [Signature], Clerk

PROOFED

E1609 100

22553

**AMENDMENT TO DEED OF DEDICATION OF RIVER WILL SUBDIVISION**

**Recitals:**

WHEREAS, the undersigned are the Owners of all of the Lots in RIVER WILL SUBDIVISION, located in Livingston Magisterial District, Spotsylvania County, Virginia; and

WHEREAS, the said Lots in River Will are subject to the restrictions and covenants set forth in that certain Deed of Dedication recorded in the Office of the Clerk of the Circuit Court of Spotsylvania County, Virginia, in Deed Book 419, Page 509 (the "Deed of Dedication"); and

WHEREAS, the said undersigned Owners now desire to amend the aforementioned Deed of Dedication as hereinafter set forth;

NOW, THEREFORE, by this AMENDMENT dated July 24<sup>th</sup> 1997, the undersigned Owners of all of the Lots in River Will Subdivision, Spotsylvania County, Virginia, do hereby amend the Deed of Dedication as follows:

1. Paragraph #8 of the Deed of Dedication is hereby deleted, and the following "new" Paragraph #8 is added in its stead:

(8). Each Lot Owner in River Will shall by the acceptance of his deed automatically become a member of the River Will Association (the "Association"). Each Owner's membership shall be appurtenant to and may not be separated from ownership of the Lot(s). The members shall be entitled to vote for the election of directors on such matters as a membership vote is required under the Virginia Nonstock Corporation Act, as amended, the Articles of Incorporation and By-Laws of the Association, and/or this Deed of Dedication. When more than one person holds an interest in any Lot, all such members shall be Members. The vote for such Lot shall be exercised as they among themselves

PREPARED BY:  
MICHAEL J. BARRETT, ESQ.  
816 WILLIAM STREET  
FREDERICKSBURG, VA 22401

RETURN TO:

RETD OCT 14 1998



B1609 101

determine, but in no event shall more than one vote be cast on behalf of any one Lot. The Association shall maintain the private road(s) located within River Will Subdivision. The Owner(s) of each Lot in River Will covenants and agrees to pay to the Association an annual membership dues of Twenty-Five Dollars (\$25.00) per year by July 1<sup>st</sup> of each year. The dues when unpaid shall be a lien on said Lot, but such lien shall not have priority over any bona fide deed of trust which may be placed on said Lot.

2. Paragraph #10 of the Deed of Dedication is hereby deleted, and the following "new" Paragraph #10 is added in its stead:

(10). All rights, restrictions, easements, affirmative obligations and conditions of this Deed of Dedication shall run with and bind the land, and shall inure to the benefit of the Association and every Owner, and all parties claiming under them, until July 24<sup>th</sup>, 2017, after which date they shall automatically be extended for periods of ten (10) years, unless an instrument terminating or amending the provisions of the Deed of Dedication (as amended herein) signed by the Owners of not less than two-thirds of the Lots in River Will Subdivision is recorded among the land records of Spotsylvania County, Virginia.

3. Except to the extent expressly modified herein, all of the other covenants and restrictions set forth in the original Deed of Dedication are hereby ratified and shall remain in full force and effect.

IN WITNESS WHEREOF, the Owners of all of the Lots in River

Will Subdivision have signed and sealed this Amendment to Deed of Dedication, dated this 24<sup>th</sup> day of July, 1997.

RECEIVED  
SPOTSILYANIA COUNTY  
CLERK OF COURTS  
JUL 24 1997

B1609.102

River Will Subdivision

Lot 04 Elaine S. Tate (SEAL)  
Printed Name Elaine S. Tate

Lot 05 Mark A. McDermott (SEAL)  
Printed Name Mark A. McDermott

Lots 06 & 07 Mila Maria Cunningham (SEAL)  
Printed Name Mila Maria Cunningham attorney in fact

Lot 08 Lynn Hill (SEAL)  
Printed Name Lynn Hill

William D. Hill (SEAL)  
Printed Name William D. Hill

Lot 09 Terry Gingell (SEAL)  
Printed Name Terry Gingell

Josie Gingell (SEAL)  
Printed Name Josie Gingell

Lot 10 D.L. Westbrook (SEAL)  
Printed Name D.L. Westbrook

Jessica D. Westbrook (SEAL)  
Printed Name Jessica D. Westbrook

STATE OF Virginia  
COUNTY OF Spotsylvania, to-wit:

The foregoing Instrument was acknowledged by me this 13<sup>th</sup> day of August, 1997

My Commission expires: 10/31/98

Shelia Cuthall  
Notary Public



B1609 103

River Will Subdivision

Lot 11 Harold N. Satterwhite (SEAL)  
Printed Name HAROLD N. SATTERWHITE

Lot 12 Kathy M. Weaver (SEAL)  
Printed Name Kathy M. Weaver

Quenton E. Weaver (SEAL)  
Printed Name Quenton E. Weaver

Lot 13 Linda S. Benton (SEAL)  
Printed Name LINDA S. BENTON

Robert C. Benton Jr. (SEAL)  
Printed Name ROBERT C. BENTON JR.

Lot 14 John R. Merryman (SEAL)  
Printed Name John R. Merryman

Susan J. Merryman (SEAL)  
Printed Name Susan J. Merryman

Lot 15 Hope B. Mizelle (SEAL)  
Printed Name HOPE B. MIZELLE

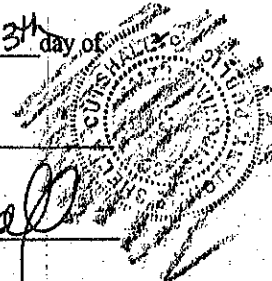
Bobby L. Mizelle (SEAL)  
Printed Name Bobby L. Mizelle

STATE OF Virginia  
COUNTY OF Spotsylvania, to-wit:

The foregoing Instrument was acknowledged by me this 13<sup>th</sup> day of August, 1997

My Commission expires: 10/31/98

Shelia Cuthbert  
Notary Public



R1609-104

River Will Subdivision

~~Lot 16~~ ~~James A. Richard~~ (SEAL)  
~~Printed Name~~ ~~JAMES A. RICHARD~~

Lots 18 & 19 Marvella D. McDiil (SEAL)  
Printed Name MARVELLA D. MCDIIL

Printed Name \_\_\_\_\_ (SEAL)

Lot 21 Marian W. Carter (SEAL)  
Printed Name MARIAN W. CARTER

Printed Name \_\_\_\_\_ (SEAL)

Lot 22 James E. Ball (SEAL)  
Printed Name JAMES E. BALL

Printed Name Virginia C. Ball (SEAL)  
VIRGINIA C. BALL

Lot 23 Joseph Scott (SEAL)  
Printed Name Joseph Scott

Printed Name Mary Ann Roach Scott (SEAL)  
MARY ANN ROACH SCOTT

STATE OF Virginia  
COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing Instrument was acknowledged by me this 13<sup>th</sup> day of August, 1997

My Commission expires: 10/31/98

Shelia C. Hall  
Notary Public

B1609 105

Daniel M. Lloyd (SEAL)  
Print Name: DANIEL M. LLOYD  
Owner of Lot(s): 17#

Lori Lloyd (SEAL)  
Print Name: LORI LLOYD  
Owner of Lot(s): #17

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (SEAL)  
Owner of Lot(s): \_\_\_\_\_

STATE OF VIRGINIA

~~CITY~~/COUNTY OF LOUNSWUN, to-wit:

The foregoing instrument was acknowledged before me this 5<sup>th</sup> day of  
September 1997, by DANIEL M. LLOYD, LORI LLOYD

My commission expires: 9/30/98

Notary Public  
Daniel M. Lloyd

B1609-106

Roberto R. Canizares (SEAL)  
Print Name: ROBERTO R. CANIZARES  
Owner of Lot(s): 20

Teresita C. Canizares (SEAL)  
Print Name: TERESITA C. CANIZARES  
Owner of Lot(s): 20

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (SEAL)  
Owner of Lot(s): \_\_\_\_\_

STATE OF Virginia  
CITY/COUNTY OF King George, to-wit:

The foregoing Instrument was acknowledged before me this 22nd day of  
July, 1997, by Roberto R. Canizares

My commission expires: 3-31-98

Ruth R. Davis  
Notary Public

01609 107

B. E. Penick  
Print Name: Robert E. Penick  
Owner of Lot(s): A-B-1-2-3

Phyllis M. Penick  
Print Name: Phyllis M. Penick  
Owner of Lot(s): A-B-1-2-3

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_

STATE OF VA

CITY COUNTY OF Alexandria, to-wit:

The foregoing Instrument was acknowledged before me this 24<sup>th</sup> day of

July, 1997, by ROBERT E. PENICK & PHYLLIS  
M. PENICK

My commission expires: 8/31/98

[Signature]  
Notary Public

BT 609-108

River Will Subdivision

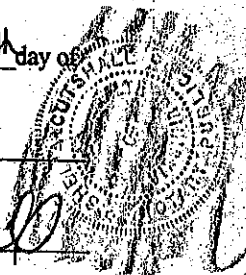
25 26  
Lots 25 & 26 Doris R. Leighty (SEAL)  
Printed Name Doris R. Leighty  
William R. Leighty (SEAL)  
Printed Name WILLIAM R. LEIGHTY  
Lot 27 Terry L. Woodward (SEAL)  
Printed Name TERRY L. WOODWARD  
Lots 28 & 29 Shelda Wolfe & (SEAL)  
Printed Name Shelda Wolfe  
Sam Wolfe (SEAL)  
Printed Name SAM WOLFE  
Lots 30 & 31 Donald E. Oates (SEAL)  
Printed Name DONALD E. OATES  
Sharon K. Oates (SEAL)  
Printed Name Sharon K. Oates  
Lot 32 Louise Ted Owens (SEAL)  
Printed Name Louise Ted Owens  
Jeanette S. Owens (SEAL)  
Printed Name JEANETTE S. OWENS

STATE OF Virginia  
COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing Instrument was acknowledged by me this 13<sup>th</sup> day of August, 1997


My Commission expires: 10/31/98

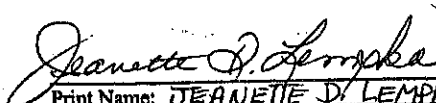
Shelia Cutshaw  
Notary Public





B1609.109

 (SEAL)  
Print Name: KENNETH T. LEMPKA  
Owner of Lot(s): 24

 (SEAL)  
Print Name: JEANNETTE D. LEMPKA  
Owner of Lot(s): 24

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (SEAL)  
Owner of Lot(s): \_\_\_\_\_

STATE OF Virginia  
CITY/COUNTY OF Stafford, to-wit:

The foregoing Instrument was acknowledged before me this 30th day of  
August, 1997, by Kenneth T Lempka + Jeannette D Lempka

My commission expires: Sept 30, 1997



  
Notary Public

B1609 7 110

River Will Subdivision

Lot 33 Larry W. Rolland (SEAL)  
Printed Name Larry W. Rolland

Printed Name [Signature] (SEAL)

Lot 36 Cecil W. Wheat (SEAL)  
Printed Name Cecil W. Wheat

Printed Name Karen S. Wheat (SEAL)  
KAREN S. WHEAT

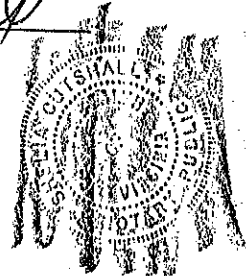
Lot 16 Andrea Sweeney (SEAL)  
Printed Name Andrea Sweeney

STATE OF Virginia  
COUNTY OF Spotsylvania, to-wit:

The foregoing Instrument was acknowledged by me this 13<sup>th</sup> day of  
August, 1997

My Commission expires: 10/31/98

Sheila Cutshaw  
Notary Public



01609

Ramiro A. Machado (SEAL)  
Print Name: Ramiro A. Machado  
Owner of Lot(s): 34

Avelino Machado (SEAL)  
Print Name: Avelino Machado  
Owner of Lot(s): 34

\_\_\_\_\_  
Print Name: \_\_\_\_\_ (SEAL)  
Owner of Lot(s): \_\_\_\_\_

STATE OF Maryland  
CITY/COUNTY OF Charles, to-wit:

The foregoing Instrument was acknowledged before me this 5th day of  
September 1997, by Ramiro Machado, Avelino Machado

My commission expires: 1-10-99



Carla Sigafoos  
Notary Public

61609.112

John S. Liebe (SEAL)  
Print Name: JOHN S. LIEBE  
Owner of Lot(s): 37

Patricia S. Liebe (SEAL)  
Print Name: PATRICIA S. LIEBE  
Owner of Lot(s): 37

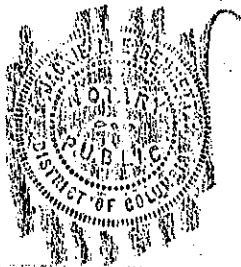
\_\_\_\_\_  
Print Name: \_\_\_\_\_ (SEAL)  
Owner of Lot(s): \_\_\_\_\_

STATE OF \_\_\_\_\_

CITY/COUNTY OF Washington, D.C. to-wit:

The foregoing Instrument was acknowledged before me this 8<sup>th</sup> day of  
September, 1997, by John J. and Patricia S. Liebe

My commission expires: My Commission Expires March 14, 2001



Julie Lee Bennett  
Notary Public

81609 113

Michael R. Layton (SEAL)  
Print Name: MICHAEL R. LAYTON  
Owner of Lot(s): Lot 35 River Will

Jennifer E. Layton (SEAL)  
Print Name: Jennifer E. Layton  
Owner of Lot(s): Lot 35, River Will

\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_

\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_

01609-114

STATE OF Virginia

CITY/COUNTY OF Spotsylvania, to-wit:

The foregoing Instrument was acknowledged before me this 16<sup>th</sup> day of September, 1998, by Michael R. Hayton and  
Jennifer E. Hayton

My commission expires: 30 Nov 2002

James Ball  
Notary Public

01609-115

(SEAL)  
Print Name: Timmie D. Hill  
Owner of Lot(s): [Signature]

Martha L. Hill (SEAL)  
Print Name:  
Owner of Lot(s): Martha L. Hill

Russell W. Dickinson (SEAL)  
Print Name: Lot # 13  
Owner of Lot(s): [Signature]

Ludia P. Dickinson (SEAL)  
Print Name: Ludia P. Dickinson  
Owner of Lot(s): 13

State of Virginia  
City/County of Spotsylvania  
Commonwealth of Virginia

The foregoing instrument was acknowledged  
before me this 22<sup>nd</sup> day of August,  
1998

by Timmie D. Hill, Martha L. Hill, Russell W. Dickinson, Lydia P. Dickinson

Notary Public James E. Ball  
my commission expires: 30 Nov 2002



B1609-116

Robert A. Dameron (SEAL)  
Print Name: ROBERT A. DAMERON  
Owner of Lot(s): 6 & 7

\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_

\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_

\_\_\_\_ (SEAL)  
Print Name: \_\_\_\_\_  
Owner of Lot(s): \_\_\_\_\_



B1609-116A

STATE OF Virginia

CITY/COUNTY OF Spotsylvania to-wit:

The foregoing Instrument was acknowledged before me this 22<sup>nd</sup> day of August, 1998, by Robert A. Dameron

My commission expires: 30 NOV 2002

James E. Ball  
Notary Public

Virginia, Spotsylvania County, to-wit:  
In the Clerk's Office of the County and State aforesaid the 18 day of September, 1998, at 12:35 o'clock P.M., the foregoing writing was presented and admitted to record, together with the annexed certificate of acknowledgment.  
The tax imposed by Section 58.54-1 in the amount of \$        has been paid.  
Teste: Linda J. Johnson, Clerk



CLERK'S OFFICE  
RECORDS & COURTS  
SEP 16 12:35 PM '98  
RECORDED  
INDEXED

- 025557

B 2033P527  
RIGHT OF WAY EASEMENT AGREEMENT  
UNDERGROUND  
Prepared by Rappahannock Electric Cooperative

THIS RIGHT OF WAY EASEMENT AGREEMENT, made and entered into  
this 16th day of October, 2000, by and between  
Jimmie D. Hill

hereinafter called "Owner" ("Owner" wherever used herein being intended to include the grantors  
whether one or more or masculine or feminine), and RAPPAHANNOCK ELECTRIC  
COOPERATIVE, a Virginia public service corporation as Grantee, hereinafter called  
"Cooperative".

WITNESSETH:

The Owner, in consideration of One Dollar and other valuable consideration paid by  
Cooperative, the receipt and sufficiency whereof is hereby acknowledged, does grant and convey  
unto Cooperative, its successors and assigns, the perpetual right, privilege, and easement of right  
of way, to install, construct, operate and maintain underground conduit and conductor cable lines  
for transmitting and/or distributing electric power to the public, by one or more circuits,  
including all cables, trenches, transformers, cabinet enclosures, equipment pads, connection  
boxes, meters, ground connections, attachments, equipment, accessories, apparatus, appliances,  
and appurtenances desirable in connection therewith (hereinafter referred to as "Facilities") over,  
under, upon, across and through the lands of the Owner situated in Stafford County,  
Virginia, further described as Lot 8 River Hill  
Tax Map 33 (5) 8 as shown  
and designated on drawing dated 10-16-2000 being attached and made part of this agreement.

The width of this easement of right of way will be 15 feet.

The facilities erected hereunder shall remain the property of Cooperative. Cooperative  
shall have the right to inspect, upgrade, rebuild, improve, remove, repair, relocate on the right of  
way above described, and make such changes, alterations, substitutions, additions to or  
extensions of its facilities as Cooperative may from time to time deem advisable, including the  
right to increase and/or decrease the number and/or size of wires.

Owner does further grant and convey to Cooperative, for the purpose of Cooperative  
constructing, reconstructing, inspecting, replacing, upgrading, maintaining and/or operating its  
facilities, the right of ingress to and egress from the easement over the lands of Owner, such right  
to be exercised in such manner as shall cause the least practicable damage and inconvenience to  
Owner.

Cooperative shall at all times have the right to trim, cut, remove, control, and keep clear  
by machinery or otherwise, all trees, limbs, undergrowth and other obstructions inside and  
outside the boundaries that may endanger the safe and proper operation of its facilities. All trees  
cut by the Cooperative at any time shall remain the property of the Owner.

B2033P528

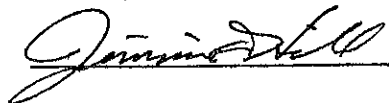
over the lands of Owner, such right to be exercised in such manner as shall occasion the least practicable damage and inconvenience to Owner.

Cooperative shall at all times have the right to trim, cut, remove, control, and keep clear by machinery or otherwise, all trees, limbs, undergrowth and other obstructions inside and outside the boundaries that may endanger the safe and proper operation of its facilities. All trees cut by the Cooperative at any time shall remain the property of the Owner.

Cooperative shall repair damage to roads, fences, structures, or other improvements and shall pay Owner for other damage done, including damages to crops, in the process of the construction, inspection, or maintenance of Cooperative's facilities, or in the exercise of its right of ingress and egress; provided Owner gives written notice thereof to Cooperative within thirty days after such damage occurs.

Owner covenants that he is seized of and has the right to convey the said easements of right of way, rights and privileges; that the Cooperative shall have quiet and peaceable possession, use and enjoyment of the aforesaid easement of right of way, rights and privileges.

IN WITNESS WHEREOF the following signature(s) and seal(s) of the Owner or his duly authorized agent:

 (SEAL)

(SEAL)

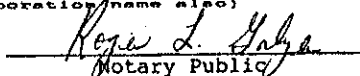
STATE OF Virginia

CITY/COUNTY OF SPOTSYLVANIA to-wit:

The foregoing was acknowledged before me this \_\_\_\_ day of

\_\_\_\_, 19\_\_, by \_\_\_\_\_  
(enter names exactly as signed)

(for corporations - enter corporation name also)

  
Notary Public

My commission expires 4-30-2004  
(EASEUG) 6/94

B2033P529

# **RAPPAHANNOCK ELECTRIC COOPERATIVE** **SKETCH AND RIGHT-OF-WAY EASEMENT DATA**

Date 10-16-2000 Work Request Number 205935  
 (width) 15 ft. 7 1/2 ft. each side center line  
 (width)        ft.        ft. each side center line  
 (width)        ft.        ft. each side center line

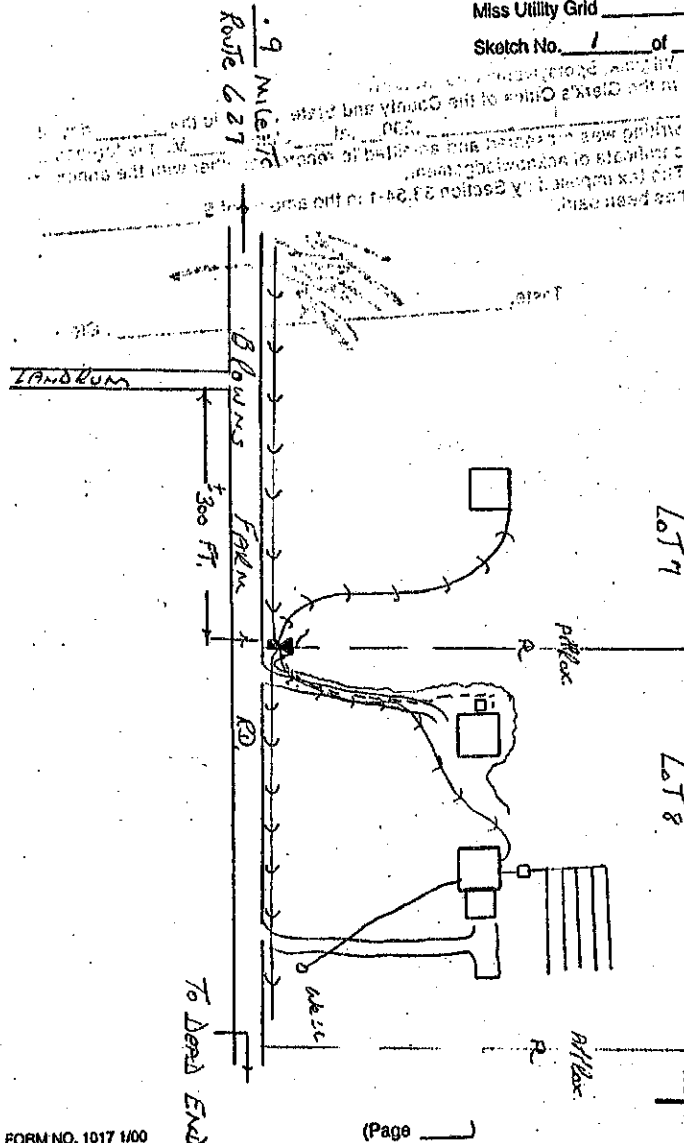
(I), (We), the undersigned, approve the right-of-way easement proposed on my/our property as to location, route, width, and clearing of trees and debris. Mag. Dist.       

Landowner *James Hill* Mag. District         
 County SPOTSYLVANIA

Landowner        Map No. 410-15

Miss Utility Grid       

Sketch No. 1 of 1



B2033P530

Virginia, Spotsylvania County, to-wit:  
In the Clerk's Office of the County and State aforesaid the 2 day of  
October, 2001, at 10:30 o'clock A.M., the foregoing  
writing was presented and admitted to record, together with the annexed  
certificate of acknowledgement.  
The tax imposed by Section 58.54-1 in the amount of \$ \_\_\_\_\_  
has been paid.

Teste: \_\_\_\_\_



\_\_\_\_\_, Clerk

FILED  
RECORDED  
DOCKETED

2001 OCT 23

SPOTSYLVANIA COUNTY, VA





**Fidelity National Title**  
Insurance Company

Fidelity National Title Insurance  
Company  
1700 Market Street  
Suite 2110  
Philadelphia, PA 19103  
Attn: TitleWave - Bookkeeping  
Department  
Phone: 215-241-6013  
Fax: 215-241-1049  
Email:

Date: 2/10/2016  
Invoice No: 5645069  
Unit #: 03000.580041  
Customer Ref #:

TO: Secure Title and Escrow, Inc.  
Mindy Dail  
332 W. Constance Road  
  
Suffolk, VA 23434

RE: Buyer: The Hill Revocable Trust  
Property: 7501 Browns Farm Road,  
Spotsylvania, VA 22553  
County/Parcel:  
  
Seller:  
Notes:

Date	Trans Code	Product Description	Liability	Charge Amount
2/10/2016	5500	Search and Exam VA	\$0.00	\$150.00
Invoice Total:				\$150.00

**Remittance Advice**

Please send along with remittance to:

Fidelity National Title Insurance  
Company  
1700 Market Street  
Suite 2110  
Philadelphia, PA 19103  
Attn: TitleWave - Bookkeeping  
Department

Date: 2/10/2016  
Invoice No: 5645069  
Unit #: 03000.580041  
Contact: Secure Title and  
Escrow, Inc.  
Check # \_\_\_\_\_  
Amount Enclosed \_\_\_\_\_