



BK 1368 PG 1153-1154

Title insured by: FIRST AMERICAN TITLE INSURANCE COMPANY

This instrument was prepared under the supervision of Steve W. Stockman, Attorney at Law.

Steve W. Stockman, Attorney at Law

## DEED OF CONVEYANCE

**THIS DEED**, made this 19<sup>TH</sup> day of May, 2011 by and between SASR HOLDINGS, LLC, a Maryland limited liability company, party of the first part, GRANTOR, and RMF GROUP, LLC, a Virginia limited liability company, party of the second part, GRANTEE;

### WITNESSETH:

That for and in consideration of the sum of TEN AND 00/100's (\$10.00) dollars, cash in hand paid and other good and valuable consideration, receipt which is hereby acknowledged, the party of the first part does hereby grant and convey, in fee simple, with Special Warranty, unto the party of the second part, all that certain lot or parcel of land together with improvements thereon lying and being situate in the County of FAUQUIER, State of Virginia, and more particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

AND BEING the same property conveyed to SASR HOLDINGS, LLC, by Trustees' Deed dated February 24, 2010 and recorded immediately prior to, among the land records of FAUQUIER County, Virginia.

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

Return to:  
STOCKMAN TITLE  
ONE SOUTH KING STREET  
LEESBURG, VA 20175

EXAMINED &  
RETURNED

File #11-6666FQ RMF/ SASR HOLDINGS  
Pin # 6888-43-3127-000  
Consideration \$351,750.00  
Assessed Value \$728,300.00

Grantee's Address:  
31 GARRETT STREET  
WARRENTON, VA 20186

WITNESS the following signature(s) and seal(s):

SASR HOLDINGS, LLC

By: *Alan A. Lancaster*  
Alan A. Lancaster, Authorized Representative

State of Maryland )

to-wit:

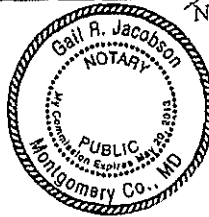
County of Montgomery )

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that ALAN A. LANCASTER, AUTHORIZED REPRESENTATIVE OF SASR HOLDINGS, LLC, whose name is signed to the foregoing Deed dated May 19, 2011, acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 19th day of May, 2011.

My Commission Expires: 5/20/2013

*Gail R. Jacobson*  
Notary Public



File #11-6666FQ RMF/ SASR HOLDINGS  
Pin # 6888-43-3127-000  
Consideration \$351,750.00  
Assessed Value \$728,300.00

Grantee's Address:  
31 Garrett Street  
Warrenton, VA 20186

EXHIBIT A

All those certain Tracts or parcels of land described in deed of record in Deed Book 164, Page 478 in the Clerk's Office of Fauquier County, Virginia, containing 11 acres 2 poles, more or less, 10-1/2 acres, more or less, and 10 acres 1 rod 22 poles, more or less, as full described and set forth in Deed Book 164, Page 478 and Deed Book 213, Page 520.

LESS AND EXCEPT a 50' strip or parcel of land for right-of-way for the location and construction, or other improvement of part of Route No. 656 between E.C.L. Remington and Route No. 655, conveyed to the Commonwealth of Virginia by deed from R. R. Willingham and Willie Smith Willingham and Jack T. Claxton and Helen S. Claxton and Richard T. Embrey and Louise Embrey, and R. J. Galentine, Sr. and Marguerite Galentine and C. G. McConchie, Executor of the J. W. McConchie Estate, dated June 20, 1963, and recorded in Deed Book 222, Page 72, in the aforementioned Clerk's Office.

and

FURTHER LESS AND EXCEPT a 50' strip or parcel of land for right-of-way for location and construction, or other improvement of part of Route No. 656, between Route 655 and Route 17, Bealeton, conveyed to Commonwealth of Virginia by deed from R. R. Willingham and Willie S. Willingham and L. L. Barber and Clara O. Barber and S. W. Goulding, dated March 2, 1965, and recorded in Deed Book 229, Page 392, in the aforementioned Clerk's Office.

Property Address: 11880 Remington Road, Remington, VA 22734  
Map # 6888-43-3127-000

File #11-6666FQ RMF/ SASR HOLDINGS  
Pin # 6888-43-3127-000  
Consideration \$351,750.00  
Assessed Value \$728,300.00

Grantee's Address:  
31 GARRETT STREET  
WARRENTON, VA 20186

RECORDED IN CLERKS OFFICE OF  
FAUQUIER ON  
May 20, 2011 AT 4:08:49 PM  
\$728.50 GRANTOR TAX PD  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$384.25 LOCAL: \$364.25  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

*Gail H Barb*

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