

File No. PSR-17VA29718-P
Consideration: \$1,200,000.00
Assessed Value: \$1,080,570.00
PARID: 245409262000
Tax Map #: /91/C/3/111471
Grantees Address:
41779 Prairie Aster Court
Ashburn, VA 20148

Return To:
Champion Title & Settlements, Inc.
21631 Ridgetop Circle, Ste 250
Sterling, VA 20166

Prepared by:
Kase & Associates, P.C.
Tala Arbabi, VSB 67911

Title Insurance Underwriter:
First American Title Insurance Company

THIS Deed, made this 24 day of JANUARY, 2018, by and between, Cory MILLS and Rana Z. AL SAADI, husband and wife, Grantors, and, Max S. DUBOSE and Mary B. DUBOSE, husband and wife, Grantees.

WITNESSETH:

That for and in consideration of the sum of TEN AND 0/100'S (\$10.00) Dollars, cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantors do hereby grant, bargain, sell and convey, in fee simple, with GENERAL WARRANTY and English Covenants of title, unto the Grantees as TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP, all that certain lot or parcel of land together with improvements thereon, situate, lying and being in County of Loudoun, Virginia, and more particularly described as follows:

Lot 47, Section 1B, Willowsford Grange, as duly dedicated, platted and recorded by Deed of Dedication, Subdivision, Easement, Supplementary Declaration and Conveyance dated February 9, 2012, recorded as Instrument Number 20120531-0040896 (Plat recorded as Instrument Number 20120531-0040897) among the land records of Loudoun County, Virginia.

(Current Deed of record references Section 1 instead of Section 1B)
AND BEING the same property conveyed to Cory Mills and Rana Z. Alsaadi from Cory Mills by deed dated December 27, 2016 and recorded in January 9, 2017 in the Clerk's Office of the Circuit Court of Loudoun County, VA, in Instrument No. 20170109-0001534.

This conveyance is made expressly subject to the easements, conditions, restrictions, and rights-of-way of record contained in the instruments forming the chain of title to the property conveyed herein and to matters visible upon inspections.

WITNESS the following signature and seal:



Cory Mills

1/24/18

(SEAL)



Rana Z. Al Saadi

Jan 24 2018

(SEAL)


STATE OF VIRGINIA, at large:

County/City of Fairfax, to wit:

I, the undersigned Notary Public in and for the State and County aforesaid, do hereby certify that Cory Mills and Rana Z. Al Saadi, who have signed to the foregoing Deed, have acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 24 day of JUN 24, 2018

Notary Public


3/31/21

My commission expires:

7567948
Notary Registration Number

File No: PSR-17VA29718-P



SARA ZABIHI KEK
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
Expires March 31, 2021
ID #: 7567948