

Title Insurer: First American Title Insurance Company

Assessed Value \$ 1,044,900.00

Consideration \$ 1,350,000.00

Tax Map No. PIN# 245-40-9262-000

Property Address:

41779 Prairie Aster Court

Ashburn, VA 20148

Grantee's Address:

25541 Gwyneth Square

Chantilly, VA 20152

Document Prepared By:

Arcadia Communities, L.L.C.

After Recording Return To:

Walker Title, LLC

24600 Millstream Drive, #460

Aldie, VA 20105

File No. AV150007 CEB

20151229-0085151	
Electronic Recording	Pages: 2
Loudoun County Recorder, VA	Grantor Tax
12/29/2015 10:48:27AM	\$ 1,350.00
Gary M. Clemens, Clerk	

DEED

This Deed, made this 28 day of December, 2015 by and between **ARCADIA COMMUNITIES, L.L.C.**, a Virginia limited liability company (successor by conversion to Arcadia Communities, Inc.), Grantor, and **CORY MILLS**, as sole owner, Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple, with Special Warranty of title, unto the Grantee, as sole owner, all the following-described lot or parcel of land together with improvements thereon, situate, lying and being in the County of Loudoun, Commonwealth of Virginia:

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.

AND BEING a part of the same property conveyed to Arcadia Communities, Inc., by Deed from Willowsford Grange, L.L.C., dated September 17, 2012, and recorded on September 18, 2012 as Instrument Number 20120918-0072436, among the land records of Loudoun County, Virginia.

Arcadia Communities, L.L.C., a Virginia limited liability company is successor to Arcadia Communities Inc., a Virginia corporation by Notification of Conversion recorded as Instrument No. 20151020-0070289.

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 inspection.

WITNESS the following signature and seal.

ARCADIA COMMUNITIES, L.L.C.,
a Virginia limited liability company

By: Van Metre Financial Associates, Inc.,
a Virginia corporation,
its authorized signatory

By: _____
Brian Davidson
Executive Vice President – Construction

COMMONWEALTH OF VIRGINIA)
COUNTY OF LOUDOUN) ss:

The foregoing deed was acknowledged before me on Dec 28, 2015 by Brian Davidson, as Executive Vice President – Construction of Van Metre Financial Associates, Inc., the authorized signatory of **ARCADIA COMMUNITIES, L.L.C.**, a Virginia limited liability company.

KARRIE DEAN
NOTARY PUBLIC
REGISTRATION # 7090576
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES
JUNE 30, 2019

[Notarial Seal]

Karrie Dean

Notary Public
My Commission expires: 6/30/2019