

012370

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THIS DEED, made this 12th day of December, 1991, by and between DOMINIK STILLFRIED and ELKO STILLFRIED, husband and wife, Grantors and DAVID C. CARTER, Trustee of the Scotland Farm Land Trust under agreement dated June 21, 1991, Grantee, whose address is 300 Preston Avenue, Suite 201, Charlottesville, VA 22901.

W I T N E S S E T H:

That for and in consideration of the sum of ONE MILLION NINE HUNDRED FORTY-FIVE THOUSAND THREE HUNDRED EIGHTY AND NO/100 DOLLARS (\$1,945,380.00), of which ONE HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS (\$185,000.00) is cash in hand paid, the receipt of which is hereby acknowledged, and the balance is secured by a Deferred Purchase Money Deed of Trust executed and recorded simultaneously herewith, Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Grantee, all those certain tracts or parcels of land, with the improvements thereon and the appurtenances thereto belonging, situated approximately 2 miles west of Scottsville in Albemarle County, Virginia, fronting on the south side of State Route 6 and the west side of State Route 626, containing 785.94 acres in the aggregate, composed of two adjoining tracts, as shown on a plat made by Roger W. Ray, C.L.S., dated December 9, 1991, hereto attached and recorded a part of this instrument, and by SPECIAL WARRANTY of TITLE unto Grantee, all that certain lot or parcel of land, containing 0.40 acres, shown on said plat as Parcel X, the land conveyed by this deed being all the remainder of the property conveyed to Dominik Stillfried and Elko Stillfried by deed of Harry F. Langhorne and Elizabeth A. Langhorne, husband and wife,

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dated October 21, 1964, of record in the Clerk's Office of the Circuit Court for said County in Deed Book 402, page 182, after the following off-conveyances.:

(1) 1 acre conveyed to Drusilla Ann Allman by deed of record in said Clerk's Office in Deed Book 491, page 621;

(2) 24.823 acres conveyed to Dieter Henschel and wife by deed of record in said Clerk's Office in Deed Book 868, page 45; and

(3) 222 acres conveyed to Adolph J. Medica and wife by deed of record in said Clerk's Office in Deed Book 1123, page 163.

This conveyance is made subject to all easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or have not otherwise become ineffective.

TO HAVE AND TO HOLD the property, in fee simple, upon the trusts and for the uses and purposes set forth herein and in said Trust Agreement dated June 21, 1991, for the Scotland Farm Land Trust (the "Trust Agreement").

Full power and authority is hereby granted to the Trustee, and his successor(s), 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, 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.

No party dealing with the Trustee, or his successor(s), in relation to the Property in any manner whatsoever, and (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 Trustee 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 Agreement have been complied with, (c) to inquire into the authority, necessity or expediency of any act of the Trustee, or (d) be privileged to inquire into any of the terms of the Trust Agreement. Every deed, mortgage, lease, or other instrument executed by the Trustee 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 this trust was in full force and effect, (b) that such instrument was executed in accordance with the trusts, terms and conditions hereof and of the Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such

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instrument, and (d) if a conveyance has been made to a successor or successors in trust, or an appointment of a successor or successors has been made, 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, her, his or their predecessor in trust.

WITNESS the following signatures and seals:

Dominik Stillfried (SEAL)
Dominik Stillfried

Elko Stillfried (SEAL)
Elko Stillfried

STATE OF VIRGINIA
CITY/COUNTY OF Charlottesville, to-wit:

The foregoing was acknowledged before me this 18th day of December, 1991, by Dominik Stillfried and Elko Stillfried.

My commission expires: April 17, 1993.

Lisa Blum
Notary Public

Stillfried.ded
T:\sherri

S21°16'47"W 214.12
 S40°47'57"W 185.44
 S25°48'19"W 396.23
 S25°10'00"W 534.11

PT. Y

S47°07'42"E 308.06
 S56°48'08"E 318.22
 S56°15'24"E 144.99
 S74°21'57"E 166.89

PT. Z

CONC. MON. N88°14'37"W 417.34
 CONC. 60.03
 IRON SET 35.00

DETAIL B

SCALE: 1" = 200'

RT. 2599.23

SEE
 DETAIL A

S65°07'09"E 60.04
 N27°56'31"E 699.25

PT. X

PIPE FOUND

PIPE FOUND

PIPE FOUND

PIPE FOUND

N27°00'18"E 699.45

PIPE FOUND

N15°02'52"E 99.74

PIPE SET

PIPE FOUND

N05°54'35"E 999.31

PIPE FOUND

N22°31'21"E 110.16
 48" BLACK OAK

N03°13'11"E 273.86
 36" BLACK OAK

N84°11'51"E 142.11

N22°07'48"W 28.57

N76°26'14"W 38.48

N13°25'32"W 97.57

N02°11'04"W 71.26

N11°49'35"W 35.76

ROCK CASTLE CREEK

N41°58'51"W 821.95

SEE DETAIL B

CONC. MON.

N42°21'19"W 1007.57

CONC. MON.

N63°02'31"W 551.57

CONC. MON.

N62°11'11"W 1328.51

FENCE

STONE

SCOTTLAND FARM
 785.94 ACRES

D.B. 689 - 41
 D.B. 402 - 182
 D.B. 387 - 130 DESC.
 D.B. 272 - 465 PLAT
 D.B. 258 - III PLAT
 D.B. 244 - 239 DESC.

T.M. 129 - 7C
 JAMES B. & ALICE L.W. OFFIED
 D.B. 993 - 546
 D.B. 510 - 40 PLAT
 D.B. 342 - 288 1/2 PLAT

T.M. 129 - 7D
 DIETER & SUSAN HENSCHEL
 D.B. 868-45, 52 PLAT

T.M. 129 - 7
 CARROLL B. & AUBREY O.
 CHISHOLM
 D.B. 398-66 D.B. 324-461 PLAT

T.M. 129 - 7
 CARROLL B. & AUBREY O.
 CHISHOLM
 D.B. 398-66 D.B. 324-461 PLAT

PIPE FOUND

IRON FOUND

EXISTING ROAD

FENCE

HWY. MON. S71°07'01"E
 HWY. MON. S67°20'49"E
 HWY. MON. S67°20'49"E
 HWY. MON. S67°20'49"E

ST.

S66°10'23"E 1024.63

STREAM
 TRANSMISSION
 LINES

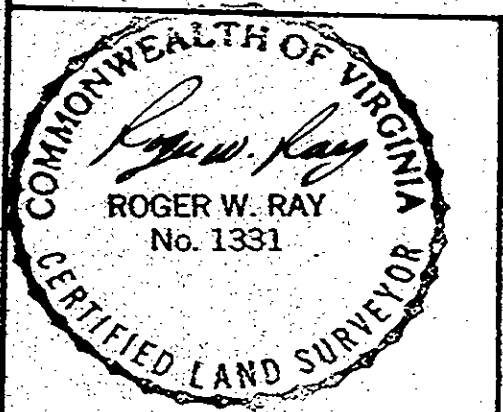
TAX
 TAX

MAP
 MAP

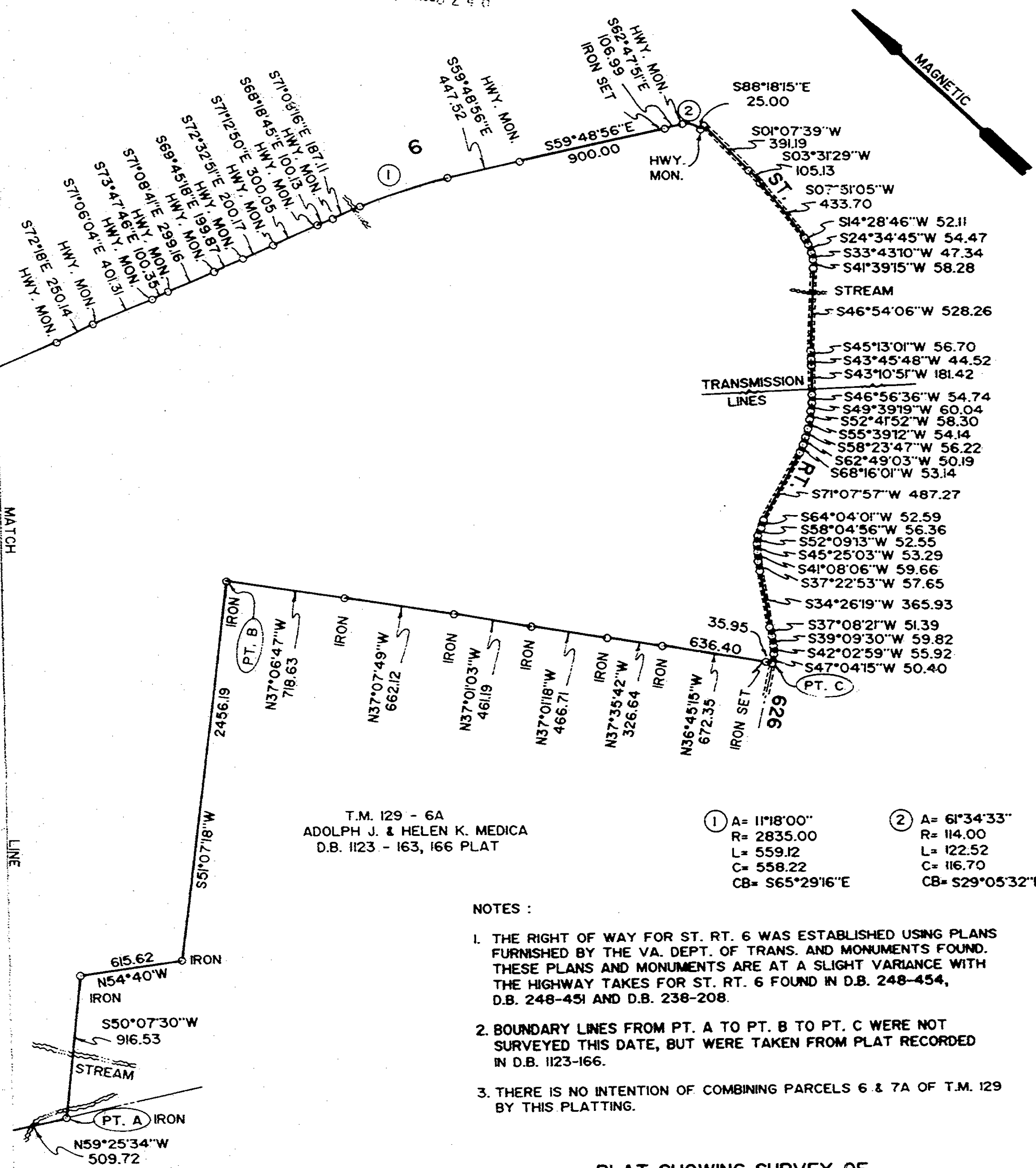
1/29

PARCEL
 PARCEL

6
 7A



T.M. 129 - 9
 JEAN DELUTZ
 D.B. 566 - 357 PLAT
 D.B. 530 - 650
 D.B. 264 - 133 PLAT
 D.B. 189 - 329 PLAT



T.M. 129 - 6A
ADOLPH J. & HELEN K. MEDICA
D.B. 1123 - 163, 166 PLAT

① A= 11°18'00"
R= 2835.00
L= 559.12
C= 558.22
CB= S65°29'16"E

② A= 61°34'33"
R= 114.00
L= 122.52
C= 116.70
CB= S29°05'32"E

NOTES :

1. THE RIGHT OF WAY FOR ST. RT. 6 WAS ESTABLISHED USING PLANS FURNISHED BY THE VA. DEPT. OF TRANS. AND MONUMENTS FOUND. THESE PLANS AND MONUMENTS ARE AT A SLIGHT VARIANCE WITH THE HIGHWAY TAKES FOR ST. RT. 6 FOUND IN D.B. 248-454, D.B. 248-451 AND D.B. 238-208.
2. BOUNDARY LINES FROM PT. A TO PT. B TO PT. C WERE NOT SURVEYED THIS DATE, BUT WERE TAKEN FROM PLAT RECORDED IN D.B. 1123-166.
3. THERE IS NO INTENTION OF COMBINING PARCELS 6 & 7A OF T.M. 129 BY THIS PLATTING.

PLAT SHOWING SURVEY OF
SCOTTLAND FARM
CONTAINING 785.94 ACRES
DESIGNATED AS PARCELS 6 & 7A ON TAX MAP 129
THE PROPERTY OF DOMINIK & ELKO STILLFRIED
AND PARCEL X, CONTAINING 0.40 AC.
LOCATED ON ST. RT. 6 & 626 AND ROCK CASTLE CREEK
ABOUT 3.0 MILES WEST OF SCOTTSVILLE
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE : 1" = 600'

DATE : 12-9-91

FOR
SCOTTLAND FARM LAND TRUST

ROGER W. RAY & ASSOC., INC.
CHARLOTTESVILLE, VA.

T.M. 129 - 8
E.B. McCORMICK
D.B. 1041 - 605 PLAT
D.B. 492 - 229

VIRGINIA: IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE:
 THIS DEED WAS PRESENTED, AND WITH CERTIFICATE ANNEXED, IS ADMITTED
 TO RECORD ON Dec. 19, 1991, AT 8:48 O'CLOCK A M.

STATE TAX	\$ <u>2918.10</u>	(039)
LOCAL TAX	\$ <u>972.70</u>	(213)
TRANSFER FEE	\$ <u>1.00</u>	(212)
VSLF	\$ <u>1.00</u>	(145)
CLERK'S FEE	\$ <u>12.00</u>	(301)
PLAT	\$ <u>4.00</u>	
SEC. 58.1-802:		
STATE TAX	\$ <u>972.75</u>	(038)
LOCAL TAX	\$ <u>972.75</u>	(220)
LOCAL TAX	\$ <u></u>	(223)
TOTAL	\$ <u>5854.30</u>	

TESTE: SHELBY J. MARSHALL, CLERK
 BY: Bessie M. Morris
 DEPUTY CLERK