

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

Doc ID: 000204980003 Type: DEE
Recorded: 11/12/2002 at 03:50:16 PM
Fee Amt: \$7,305.00 Page 1 of 3
SHELBY MARSHALL, CLERK CIRCUIT CT.
Shelby Marshall Clerk Circuit Court
File# 2002-00020802

BK 2314 PG 97-99

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Date of Instrument: [11/12/2002]

Instrument Type: [DBS]

Number of Parcels [1]

Number of Pages [2]

City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[White Diamond Ltd a Bri]	[]	[]	[]
[]	[]	[]	[]

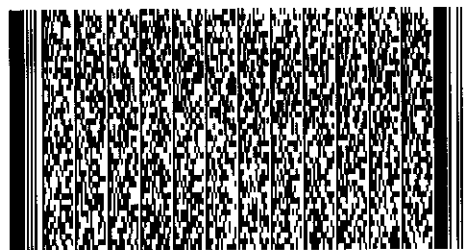
First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Scotland Farm LLC a V]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Scotland Farm LLC a Virginia limited liability co]
(Address 1) [2328 Liberty Corner Road]
(Address 2) []
(City, State, Zip) [Esmont] [VA] [22937]
Consideration [2,425,000.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City ☐ County ☐ [] Percent. in this Juris. [100]
Book [] Page [] Instr. No []
Parcel Identification No (PIN) [01290-00-00-00600/01290-00-00-00600]
Tax Map Num. (If different than PIN) [01290-00-00-00600/01290-00-00-00600]
Short Property Description [785.94 acres]
Current Property Address (Address 1) [2328 Liberty Corner Road]
(Address 2) []
(City, State, Zip) [Esmont] [VA] [22937]

Instrument Prepared by [Boyle, Bain, Reback & Slayton]
Recording Paid for by [Boyle, Bain, Reback & Slayton]
Return Recording to (Name) [Boyle, Bain, Reback & Slayton]
(Address 1) [420 Park Street]
(Address 2) []
(City, State, Zip) [Charlottesville] [VA] [22902]
Customer Case ID [] [] []



PREPARED BY
BOYLE, BAIN, REBACK & SLAYTON, ATTORNEYS
420 PARK STREET
CHARLOTTESVILLE, VIRGINIA 22902

TMP 01290-00-00-00600
TMP 01290-00-00-007A0

THIS **DEED** made this 4th day of November, 2002, by and between **WHITE DIAMOND, LTD., a British Virgin Islands corporation**, herein referred to as the Grantor; and **SCOTTLAND FARM, LLC, a Virginia limited liability company**, herein referred to as the Grantee, whose address is 2328 Liberty Corner Road, Esmont, Virginia 22937;

W I T N E S S E T H:

That for and in consideration of the premises and the sum of **TWO MILLION FOUR HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$2,425,000.00)**, cash in hand paid, the receipt of which is hereby acknowledged, the Grantor does hereby **GRANT, BARGAIN, SELL** and **CONVEY** with **GENERAL WARRANTY** and **ENGLISH COVENANTS** of **TITLE** unto Scotland Farm, LLC, a Virginia limited liability company, the following real property:

All those certain tracts or parcels of land with the improvements thereon and the appurtenances thereto pertaining, situated approximately 3 miles west of Scottsville, fronting on the south side of State Route 6 and the west side of State Route 626, in the Scottsville Magisterial District of Albemarle County, Virginia, and being composed of two adjoining tracts containing 785.94 acres, more or less, in the aggregate, as more particularly shown and described on a plat of a survey made by Roger W. Ray, CLS, dated December 9, 1991, of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 1194, pages 245-246, and all that certain lot of parcel of land, containing 0.40 of an acre, shown on said plat as Parcel X; BEING the same property conveyed to the Grantor by deed of David C. Carter, Trustee of the Scotland Farm Land Trust u/a dated June 21, 1991, dated December 30, 1991, of record in the Clerk's Office aforesaid in Deed Book 1197, page 462.

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 above-described property which have not expired by a time limitation contained therein or otherwise become ineffective.

IN WITNESS WHEREOF, White Diamond, Ltd., a British Virgin Islands company, has caused this deed to be executed on its behalf by Forbes R. Reback, as its attorney-in-fact pursuant to authority granted to him by Servco Limited, the sole Director of White Diamond, Ltd., under and by virtue of a Special Power of Attorney dated October 29, 2002, of record in said Clerk's Office immediately preceding this Deed

WHITE DIAMOND, LTD.

BY: *Forbes R. Reback*
Forbes R. Reback, its Attorney-in-Fact

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing deed was acknowledged before me this 12th of November, 2002 by Forbes R. Reback, as Attorney-in-Fact for White Diamond, Ltd., a British Virgin Islands company, on behalf of the company.

Louise J. McGady
Notary Public
July 31, 2005

My commission expires:

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
November 12, 2002 AT 3:50:16 PM
\$2,425.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE §58.1-802
STATE: \$1,212.50 LOCAL: \$1,212.50
SHELBY MARSHALL, CLERK CIRCUIT CT.

P. Minde DC