

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: 6/15/2017
Instrument Type: DG
Number of Parcels: 4 Number of Pages: 3
[] City [X] County

ALBEMARLE

TAX EXEMPT? VIRGINIA/FEDERAL LAW
[] Grantor:
[] Grantee:
Consideration: \$0.00
Existing Debt: \$0.00
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00
Fair Market Value Increase: \$0.00

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: [] City [X] County

Percentage In This Jurisdiction: 100%

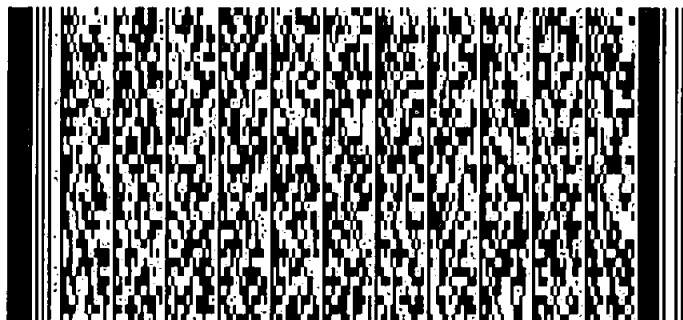
BUSINESS / NAME

1 [] Grantor: COLEMAN, PAUL M
2 [] Grantor: COLEMAN, VIRGINIA R
1 [X] Grantee: CSTOCK FARM REAL ESTATE LLC
[] Grantee:

GRANTEE ADDRESS

Name: CSTOCK FARM REAL ESTATE LLC
Address: 8761 LANGHORNE ROAD
City: SCOTTESVILLE State: VA Zip Code: 24590
Book Number: 4456 Page Number: 384 Instrument Number:
Parcel Identification Number (PIN): 12900000001000 Tax Map Number: 12900000001000
Short Property Description:

Current Property Address:
City: SCOTTESVILLE State: VA Zip Code: 24590
Instrument Prepared By: LENHART PETTIT PC Recording Paid By: LENHART PETTIT PC
Recording Returned To: JEFFREY G LENHART
Address: 90 N MAIN STREET SUITE 201 PO BOX 1287
City: HARRISONBURG State: VA Zip Code: 22803



Doc ID: 033588840006 Type: DEE
Recorded: 07/06/2017 at 09:34:36 AM
Fee Amt: \$23.00 Page 1 of 6
Albemarle County, VA
Jon R. Zug Circuit Clerk
File# 2017-00007639
BK **4931** PG **111-116**

007639

(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 6/15/2017
Instrument Type: DG
Number of Parcels: 4 Number of Pages: 3
[] City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: [] City ☒ County

Percentage In This Jurisdiction: 100%
Book Number: 491 Page Number: 627
Instrument Number: _____

Parcel Identification Number (PIN): 129000000010B0

Tax Map Number: 129000000010B0

Short Property Description: _____

Current Property Address: _____

City: SCOTTSVILLE State: VA Zip Code: 24590

Prior Recording At: [] City ☒ County

Percentage In This Jurisdiction: 100%
Book Number: 4463 Page Number: 239
Instrument Number: _____

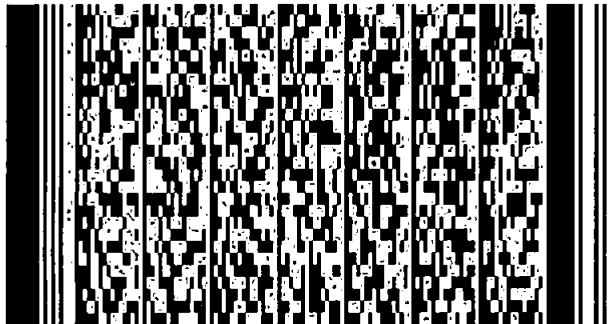
Parcel Identification Number (PIN): 135000000001000

Tax Map Number: 135000000001000

Short Property Description: _____

Current Property Address: _____

City: SCOTTSVILLE State: VA Zip Code: 24590



VIRGINIA LAND RECORD COVER SHEET

FORM C – ADDITIONAL PARCELS

Instrument Date: 6/15/2017
Instrument Type: DG
Number of Parcels: 4 Number of Pages: 3
☐ City ☒ County

ALBEMARLE

PARCELS IDENTIFICATION OR TAX MAP

Prior Recording At: ☐ City ☒ County

Percentage In This Jurisdiction: 100%
Book Number: 2674 Page Number: 272
Instrument Number: _____

Parcel Identification Number (PIN): 12500000001100

Tax Map Number: 12500000001100

Short Property Description: _____

Current Property Address: _____

City: SCOTTSVILLE State: VA Zip Code: 24590

Prior Recording At: ☐ City ☐ County

Percentage In This Jurisdiction: _____
Book Number: _____ Page Number: _____
Instrument Number: _____

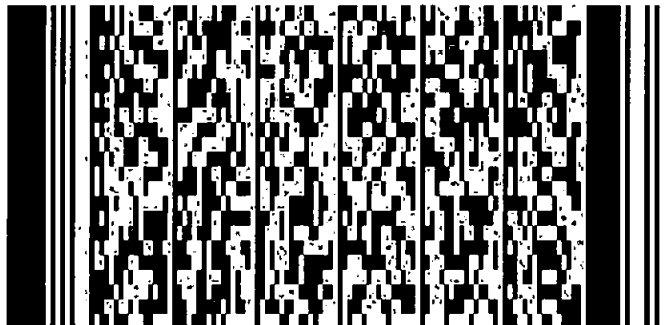
Parcel Identification Number (PIN): _____

Tax Map Number: _____

Short Property Description: _____

Current Property Address: _____

City: _____ State: _____ Zip Code: _____



THIS DOCUMENT WAS PREPARED BY
JEFFREY G. LENHART (VSB #27473)
LENHART PETTIT PC
90 NORTH MAIN STREET, SUITE 201
HARRISONBURG, VIRGINIA 22802

TITLE INSURANCE UNDERWRITER INSURING THIS INSTRUMENT: N/A

CONSIDERATION: N/A

ALBEMARLE COUNTY
TAX MAP NOS.: 12900-00-00-01000;
12900-00-00-010B0; 13500-00-01000;
AND 13500-00-00-01100

THIS INSTRUMENT IS EXEMPT FROM RECORDATION TAXES PURSUANT TO VA. CODE §§ 58.1—811.A.10 AND 58.1-811.C.1

THIS DEED is made this 15th day of June, 2017, by and between, PAUL M. COLEMAN and VIRGINIA R. COLEMAN, husband and wife, Grantors, and CSTOCK FARM REAL ESTATE, LLC, a Virginia limited liability company, Grantee.

W I T N E S S E T H:

Grantors do hereby grant and convey with General Warranty and English Covenants of Title, subject to easements, restrictions and reservations of record, unto CStock Farm Real Estate, LLC, a Virginia limited liability company, Grantee, all those certain lots or parcels of land with improvements thereon and appurtenances thereto belonging situated in the Scottsville Magisterial District of Albemarle County, Virginia, as more fully described below:

TRACT ONE (TM 12900-00-00-01000): All that certain parcel or tract of land containing 65.149 acres, more or less, together with all appurtenances thereunto belonging, situated in the Scottsville, Magisterial District of Albemarle County, Virginia, on the south side of State Route 626, being all the residue of a larger tract of land containing 75 acres, which 75 acre tract is shown as Lot #2 on a plat prepared by Carroll Gillespie, C.L.S., dated October 6, 1970; revised May 5, 1971, recorded in the Clerk's Office for the Circuit Court of Albemarle County, Virginia in Deed Book 489, page 632, after deducting therefrom an off conveyance of 6.42 acres as shown on a plat prepared by William S. Roudabush, Inc., dated February 25, 1976, recorded in the aforesaid Clerk's Office in Deed Book 597, page 387, and an off conveyance of 3.431 acres to A. Dunn Dillard, et. ux. from Thomas J. Michie, Jr., et al. by deed dated April 28, 1981, and recorded in the aforesaid Clerk's Office in Deed Book 716, page 703; LESS AND EXCEPT that certain tract or parcel of land containing 5.36 acres, more or less, conveyed to Noah DeFalco, by deed dated October 6, 2014, of record in the aforesaid Clerk's Office in Deed Book 4544, page 287; TOGETHER WITH an easement of right-of-way, which easement shall serve

as a means of ingress and egress from State Route 626 to and from the property conveyed herein. Said easement is more particularly shown and described on plat prepared by Robert L. Lum, dated April 3, 1981, and recorded with a deed of record in the aforesaid Clerk's Office in Deed Book 716, page 703. This easement for right-of-way is non-exclusive, is an appurtenance and shall run with the land.

This is the same property conveyed to the Grantors by deed from P&V Coleman Family Partnership, LLLP, a Virginia limited liability partnership dated December 10, 2013, of record in the aforesaid Clerk's Office in Deed Book 4456, page 384.

TRACT TWO (TM 12900-00-00-010B0): All that certain tract or parcel of land on the south side of State Route 626 in the Scottsville District of Albemarle County, Virginia, containing 226.47 acres, more or less, and designated as Lot No. 1 on a plat of Carroll Gillispie, CLS, dated 10-6-70 and 5-5-71 recorded with a deed dated June 15, 1971, of Dominik Stillfried and wife of record in said Clerk's Office in Deed Book 491, page 621. Reference is made to said plat for a more particularly description of said property.

This is the same property conveyed to the Grantors by deed from Drusilla Ann Allman dated June 16, 1971 of record in the aforesaid Clerk's Office in Deed Book 491, page 627.

TRACT THREE (TM 13500-00-00-01000): All that certain tract or parcel of land, with improvements thereon and appurtenances thereto, situated in Albemarle County, Virginia, east of, but not adjoining State Route 626, containing 26.867 acres, more or less, shown as TM135-10, on a plat by Stanley Land Surveys, PLC, dated January 16, 2014, which plat is recorded as part of a deed of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 4463, page 239.

This is the same property conveyed to the Grantors by deed from William Braxton Morris, et. al., dated January 30, 2014 of record in the aforesaid Clerk's Office in Deed Book 4463, page 239.

TRACT FOUR (TM 13500-00-00-01100): All that certain parcel of land, together with the rights-of-way and appurtenances thereunto pertaining, situated in the Scottsville, Magisterial District of Albemarle County, Virginia, near Warren Post Office, and designated as Parcel 7 containing 56.5 acres on a survey and plat of the subdivision of Donegal Farm made by Joseph M. Samuels, and retraced by Hugh F. Simms, S.A.C., in January 1940, of copy of which plat is recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 347, page 345.

This is the same property conveyed to the Grantors by deed from Benjamin M. Miller, Jr., Trustee, dated January 6, 2004, of record in the aforesaid Clerk's Office in Deed Book 2674, page 272.

These conveyances are made expressly subject to easements, conditions, restrictions and reservations 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 otherwise become ineffective.

WITNESS the following signatures and seals.

Paul M. Coleman (SEAL)
Paul M. Coleman

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to-wit:

The foregoing Deed was acknowledged before me in the jurisdiction aforesaid this 21st day of June, 2017, by Paul M. Coleman.

My commission expires: July 31, 2019

(Seal)

Lisa Monymaker
Notary Public Registration no. 7633109

Virginia R. Coleman (SEAL)
Virginia R. Coleman

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Albemarle, to-wit:

The foregoing Deed was acknowledged before me in the jurisdiction aforesaid this 21st day of June, 2017, by Virginia R. Coleman.

My commission expires: July 31, 2019

(Seal)

Lisa Monymaker
Notary Public Registration no. 7633109

Grantee's Address:
8761 Langhorne Road
Scottsville, VA 24590

PREPARED WITHOUT BENEFIT OF TITLE EXAMINATION
BASED UPON DIRECTION OF THE PARTIES

RECORDED IN CLERK'S OFFICE OF
ALBEMARLE ON
JULY 6, 2017 at 9:34:36 AM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
JON R. ZUGA CLERK