

Instrument Control Number

007667

Commonwealth of Virginia Land Record Instruments Cover Sheet - Form A

[ILS VLR Cover Sheet Agent 1.0.66]

Doc ID: 033589280004 Type: DEE
Recorded: 07/06/2017 at 02:30:20 PM
Fee Amt: \$10,894.50 Page 1 of 4
Albemarle County, VA
Jon R. Zug Circuit Clerk
File# 2017-00007667

BK 4931 PG 300-303

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Date of Instrument: [6/22/2017]

Instrument Type: [DBS]

Number of Parcels [1]

Number of Pages [3]

City ☐ County ☒ [Albemarle County]

(Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[MEDICA TR]	[JOHN]	[K]	[]
[THE MEDICA FAMILY R]	[]	[]	[]

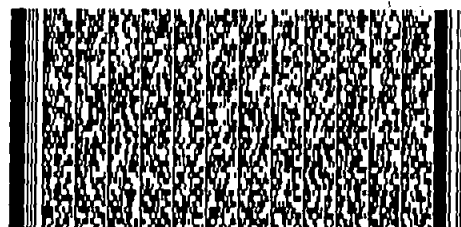
First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[VITOSHA PROPERTIES]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [VITOSHA PROPERTIES LLC]
 (Address 1) [2300 SE Breckenridge Circle]
 (Address 2) []
 (City, State, Zip) [Port St Lucie] [FL] [34952]
 Consideration [2,504,100.00] 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) [12900-00-006A0]
 Tax Map Num. (if different than PIN) [SAME]
 Short Property Description [222.00 ACRES, MORE OR LESS, FRONTING STATE ROUTE 626]
 Current Property Address (Address 1) [8532 LANGHORNE ROAD]
 (Address 2) []
 (City, State, Zip) [SCOTTSVILLE] [VA] [24590]

Instrument Prepared by [CONNIE C FRIEND]
 Recording Paid for by [MCCALLUM & KUDRAVETZ PC]
 Return Recording to (Name) [MCCALLUM & KUDRAVETZ PC]
 (Address 1) [250 EAST HIGH STREET]
 (Address 2) []
 (City, State, Zip) [CHARLOTTESVILLE] [VA] [22902]
 Customer Case ID [0715162.22823R] []



007667

Prepared by Connie C. Friend, Attorney, #22135, 434-971-6573

Name of Title Insurance Underwriter for Instrument: Chicago Title Insurance Company

Assessed value: \$2,504,100.00

Consideration: \$2,250,000.00

Tax ID #: 12900-00-00-006A0

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance, nor has such preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

This Deed, made this 22nd day of June, 2017, by and between **JOHN K.**

MEDICA and **JAMES B. MEDICA**, Successor Co-Trustees under **THE MEDICA**

FAMILY REVOCABLE TRUST AGREEMENT, under agreement dated January 28,

1998, Grantors, and **VITOSHA PROPERTIES, LLC**, a Virginia limited liability

company, Grantee, whose address is 2300 SE Breckenridge Circle, Port St. Lucie, FL

34952, provides

WITNESSETH:

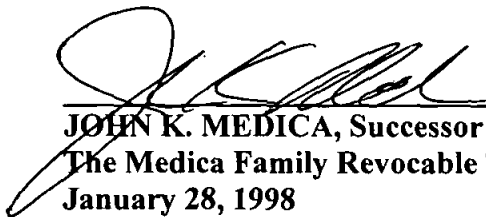
That for and in consideration of the sum of Two Million Two Hundred Fifty Thousand and 00/100 Dollars, (\$2,250,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantors herein do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, Vitosha Properties, LLC, a Virginia limited liability company, the following described property:

All that certain tract or parcel of land, fronting on State Route 626 in the Scottsville District of Albemarle County, Virginia, and more particularly described as containing 222.00 acres, more or less, on a plat of Roger W. Ray & Associates, Inc., dated August 29, 1990, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1123, page 166; being the same property conveyed to Adolph J. Medica and Helen K. Medica, Trustees of The Medica Family Revocable Trust, dated January 28, 1998, (year shown incorrectly as 2998 in previous deed) by deed of Adolph J. Medica and Helen K. Medica, husband and wife, dated May 6, 2008, of record in the aforesaid Clerk's Office in Deed Book 3592, page 410. By First Amendment to The

Medica Family Revocable Trust Agreement, said Amendment being dated December 10, 2008, Adolph J. Medica and Helen K. Medica, Trustees, named John K. Medica and James B. Medica as Successor Trustees if for any reason the Trustees of said Trust ceased to act.

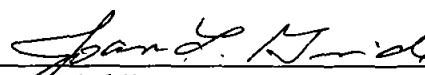
This conveyance is made expressly subject to all applicable easements, restrictions, reservations, and other matters contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property which have not expired by a time limitation therein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

WITNESS the following signature and seal:

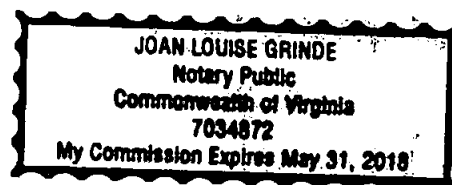
 (SEAL)
JOHN K. MEDICA, Successor Co-Trustee of
The Medica Family Revocable Trust Agreement, dated
January 28, 1998

STATE OF Virginia
COUNTY/CITY OF Albemarle, to-wit:

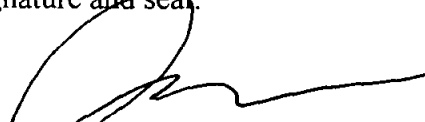
I, the undersigned Notary Public, hereby certify that the foregoing Deed was acknowledged before me this 23rd day of June, 2017, by John K. Medica, Successor Co-Trustee of The Medica Family Revocable Trust Agreement, dated January 28, 1998.


Notary Public

My commission expires: _____

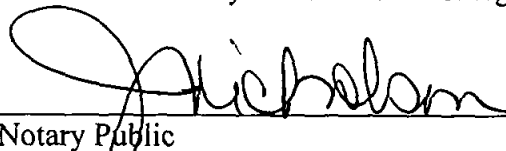


Witness the following signature and seal:


(SEAL)
**JAMES B. MEDICA, Successor Co-Trustee of
The Medica Family Revocable Trust Agreement, dated
January 28, 1998**

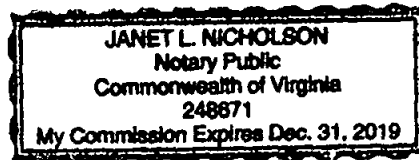
STATE OF Virginia
COUNTY/CITY OF Albemarle, to-wit:

I, the undersigned Notary Public, hereby certify that the foregoing Deed was acknowledged before me this 26 day of June, 2017, by James B. Medica, Successor Co-Trustee of The Medica Family Revocable Trust Agreement, dated January 28, 1998.


Notary Public

My commission expires: _____

Deed Medica Trust JUN 17



RECORDED IN CLERK'S OFFICE OF
ALBEMARLE ON
JULY 6, 2017 at 2:30:20 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$1,252.26 LOCAL: \$1,252.25
ALBEMARLE COUNTY, VA
JON R. ZUG CIRCUIT CLERK
