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THIS DEED, made this 17<sup>th</sup> day of December, 1973, by and between RICHARD L. WHEELOCK and GERMAINE WHEELOCK, his wife, parties of the first part, and MOOR GREEN ESTATES, INC., a Virginia Corporation, party of the second part.

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the said parties of the first part do hereby grant, bargain, sell and convey, with General Warranty, unto the said party of the second part, all that certain parcel of land being situate in the Manassas Magisterial District, Prince William County, Virginia, and more particularly described as follows:

BEGINNING at an iron pipe found in the right-of-way line of Virginia Route 692, said pipe being the north-east corner of the hereindescribed property; thence, with said right-of-way line S 27° 40' 23" W for 644.60 feet to a point; thence, with a curve to the right having an arc length of 99.97 feet and a radius of 5413.62 feet to a point; thence, S 28° 43' 52" W for 954.49 feet to a point; thence with a curve to the left having an arc length of 100.98 feet and a radius of 1989.63 feet to a point; thence, S 25° 49' 23" W for 724.41 feet to an iron pipe set, a corner to J. C. & A. L. Harman; thence, departing said right-of-way line and following the line of Harman N 76° 00' 36" W for 368.77 feet to a fence post; thence, continuing with the line of Harman N 74° 18' 54" W for 54.88 feet to a fence post, a corner to J. L. Harman Electric Co., Inc.; thence, with said Electric Co. line N 60° 04' 59" W for 247.03 feet to a fence post; thence, continuing with said line N 55° 30' 02" W for 443.44 feet to a point; thence, continuing with said line S 52° 35' 04" W for 233.85 feet to a point, a corner to J. C. Bean; thence, with the line of Bean S 51° 19' 18" W for 2571.42 feet to a point in the center of Broad Run and in the line of B. & E. M. Ettleman; thence, with the center of said Run as follows:

- N 21° 26' 34" W for 375.71 feet,
- N 41° 57' 12" W for 201.71 feet,
- N 9° 26' 30" W for 105.97 feet,
- N 17° 52' 17" E for 474.30 feet,
- N 11° 41' 41" W for 245.29 feet,
- N 57° 47' 54" W for 128.80 feet,
- N 66° 07' 09" W for 760.40 feet,
- N 29° 50' 08" W for 273.59 feet,
- N 42° 23' 48" W for 52.37 feet,
- N 7° 59' 27" W for 113.00 feet,
- N 30° 42' 16" E for 200.56 feet,
- N 40° 31' 23" E for 684.64 feet,
- N 30° 50' 08" E for 96.75 feet,
- N 19° 25' 38" E for 766.01 feet,
- N 39° 28' 27" E for 412.64 feet,
- N 69° 19' 10" E for 204.61 feet,

*Capt. [redacted] 9634 Grant Ave Manassas, Va.*

This is to certify tax imposed By Section 5511, as amended. Consideration \$10.00.00 Tax \$25.00.00



N 49° 49' 06" E for 185.41 feet,  
 N 28° 20' 37" E for 169.16 feet,  
 N 18° 09' 32" E for 144.94 feet,  
 N 29° 52' 27" E for 449.51 feet to a point,  
 a corner to M. & B. Zarnegar; thence, departing  
 the center of Broad Run and following the line of  
 Zarnegar S 68° 06' 47" E for 542.80 feet to an iron  
 pipe found and passing over a fence post at 65.66  
 feet; thence, with the line of the Chevelle Sub-  
 division S 68° 09' 23" E for 2124.16 feet to an iron  
 pipe found; thence, continuing with the said sub-  
 division line as follows:  
 S 28° 16' 33" E for 155.70 feet to an iron  
 pipe found,  
 S 81° 53' 13" E for 487.06 feet to an iron  
 pipe found,  
 N 69° 51' 33" E for 326.50 feet to a point,  
 S 59° 24' 07" E for 134.77 feet to an iron  
 pipe found, a corner to T. I. & E. J. Markland;  
 thence, with the line of Markland S 59° 24' 07"  
 E for 93.62 feet to a point; thence, continuing  
 with the line of Markland S 80° 18' 58" E for 207.63  
 feet to the point of beginning and containing  
 308.0238 acres.

The said Richard L. Wheelock acquired said property by  
 inheritance from Elizabeth Wheelock Cox. The said Richard L.  
 Wheelock being the sole heir at law of the said Elizabeth Wheelock  
 Cox.

The above described property is conveyed subject to all  
 easements, restrictions, conditions and covenants of record legally  
 affecting the same.

The parties of the first part covenant that they have the  
 right to convey the above described property to the said party of  
 the second part, that the party of the second part shall have quiet  
 possession of the same, free from all encumbrances and that they,  
 the said parties of the first part, will execute such further  
 assurances of the said property as may be requisite.

WITNESS the following signatures and seals:

*Richard L. Wheelock* (SEAL)  
 RICHARD L. WHEELOCK

*Germaine Wheelock* (SEAL)  
 GERMAINE WHEELOCK

STATE OF *Virginia*  
COUNTY/CITY OF *Prince William*, to-wit:

I, *Claude T Compton*, a Notary Public of and  
for the County/City and in the State aforesaid, do hereby certify  
that RICHARD L. WHELOCK and GERMAINE WHELOCK, his wife, whose  
names are signed to the foregoing and hereunto annexed deed dated  
December *17<sup>th</sup>*, 1973, have each personally acknowledged the same  
before me in my County/City aforesaid.

GIVEN under my hand this *17<sup>th</sup>* day of December, 1973.

My commission expires: *August 2, 1975*

*Claude T Compton*  
Notary Public

AFFIDAVIT

I, Claude T. Compton, a Notary Public in and for the County of Prince William, State of Virginia, whose commission as such expires on the 2 day of August, 1975, do hereby certify that this day personally appeared before me in my County aforesaid, Richard Lincoln Wheelock, who being first duly sworn, according to law, and who thereupon made oath and affidavit before me as follows, to-wit:

That his name is Richard Lincoln Wheelock; that he is 70 years of age; that he has lived in Derby, Vermont for 18 years; that he was the brother-in-law of John Watson Cox; that said John Watson Cox died testate on or about September 5, 1968, leaving everything by his will to his wife, Elizabeth Wheelock Cox; that said Elizabeth Wheelock Cox died testate on May 15, 1969 without issue, survived only by me, her brother, her only heir at law.

Richard Lincoln Wheelock  
RICHARD LINCOLN WHEELOCK

Subscribed and sworn to before me in my County and State aforesaid this 17 day of December, 1973.

Claude T. Compton  
NOTARY PUBLIC

MINUTES OF MEETING  
of  
BOARD OF DIRECTORS  
of  
MOOR GREEN ESTATES, INC.

The meeting of the Board of Directors of the Corporation was held on the date, at the time and place as set forth in the written Waiver of Notice signed by all Directors, fixing such time and place and prefixed to the Minutes of this meeting.

There were present the following: Edmond N. Howar, William D. Wood and Margot R. Howar, being all of the Directors of the Corporation.

The meeting was called to order by Edmond N. Howar, President, who informed the Directors that the Corporation had an opportunity to purchase approximately 308 acres of land known as "Moor Green" for the sum of \$250,000.00 to be paid 29% cash down with the balance secured by a deferred purchase money deed of trust and note with interest at the rate of 7½% per annum, said note to be paid in full within three years.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that said President and Secretary are hereby authorized, empowered and directed to take any and all necessary action to acquire said property under the terms and conditions presented by the President, with the President

and Secretary having the expressed authority to execute said deferred purchase money deed of trust and note on behalf of the Corporation.

There being no further business to come before the meeting, upon motion duly made, seconded, and unanimously carried, it was adjourned.

Margot R. Howar  
Secretary

Attest:

Board of Directors

Edmond N. Howar

Margot R. Howar

William D. Wood

STATE OF VIRGINIA  
COUNTY OF PRINCE WILLIAM, to-wit:

I, Claude T. Compton, a Notary Public of and for the County and in the State aforesaid, do hereby certify that EDMOND N. HOWAR, WILLIAM D. WOOD and MARGOT R. HOWAR, whose names are signed to the foregoing writing have each personally acknowledged the same before me in my County aforesaid.

My commission expires: August 2, 1975

Given under my hand this 17<sup>th</sup> day of December, 1973.

Claude T. Compton  
Notary Public

Recorded with certificate number 1171973  
at 2:40 PM, Prince William County, Virginia.  
Teste: \_\_\_\_\_  
County Clerk

[Signature]