

284

Consideration:\$ 500,000.00
Tax Map #:7298-80-8125
Grantees Address:
15030 WASHINGTON STREET
HAYMARKET, VA 20169
File # U03L164



Instr:200308180151099 Pg: 1 OF 2
Prince William County, VA
08/18/2003 11:37:55AM Grantor Tax Pd
David C. Mabie, Clerk \$500.00

Return to:
MBH Settlement Group
6862 Elm Street #200
Manassas, VA 20109

DEED

THIS DEED is made this 14th day of August, 2003 by and between Lynda A. FARR, Married, Grantor; and MCG, LLC, a Virginia Limited Liability Co., Grantee.

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey, in fee simple and with General Warranty of Title, unto the Grantee, the following described property, situate, lying and being in Prince William County, Virginia, to wit:

BEGINNING at an iron pipe set at the intersection of the northeasterly right of way line of Washington Street (State Route 55), and the southeasterly right of way line of Fayette Street (State Route 1301); thence with the said southeasterly right of way line of Fayette Street N. 36 degrees 24' 47 seconds E. for 157.38 feet to a point; thence through the property of Walter Mason Pickett as follows S. 54 degrees 43' 01 seconds E. for 114.07 feet to a point; thence S. 35 degrees 49' 35 seconds W. for 165.92 feet to an iron pipe set in the aforesaid northeasterly right of way of Washington Street; thence with the said Washington Street N. 50 degrees 28' 48 seconds W. for 115.92 feet to the point of beginning, containing 0.4263 acre, more or less, as shown on a plat by Garnett M. Womsok and Associates, dated May 3, 1983 and revised July 7, 1983.

Less and Except that portion conveyed to the Commonwealth of Virginia in Deed Book 2823 at page 1946.

AND BEING the same property conveyed to Lynda A. Farr, married, as her sole and separate equitable estate, by virtue of Deed dated September 20, 1995, recorded August 23, 1996 in Deed Book 2368 at page 1164, among the land records of Prince William County, Virginia.

This conveyance is made subject to the covenants, easements, conditions, restrictions, and rights of way of record.

The Grantor covenants that said Grantor has the right to convey the aforesaid property; that the Grantor has done no act to encumber said property; that the Grantee shall have quiet possession of said property; and that the said Grantor will execute such further assurances as may be requisite.

RETURN TO:
MBH SETTLEMENT GROUP
3050 CHAIN BRIDGE RD
SUITE 200 - M
FAIRFAX, VA 22030



WITNESS the following signature and seal:

Lynda A. FARR (SEAL)
Lynda A. FARR

_____ (SEAL)

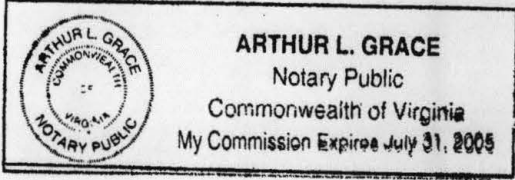
STATE OF VIRGINIA,
COUNTY OF PRINCE WILLIAM, to wit:

I, the undersigned, a Notary Public for the State and County aforesaid, do hereby certify that Lynda A. FARR, whose name is signed to the foregoing Deed dated August 14, 2003, has acknowledged the same before me in my State and County aforesaid.

Given under my hand and seal this 14th day of August, 2003.

Arthur L. Grace (SEAL)
Notary Public

My commission expires: 7/31/2005



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