

390 11:19

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED (this "Deed") is made this 9th day of February, 1999 by and between REV. MSGR. JAMES W. McMURTRIE, DIOCESAN ADMINISTRATOR FOR THE CATHOLIC DIOCESE OF ARLINGTON, VIRGINIA, successor in interest to Most Rev. John R. Keating, Bishop of the Catholic Diocese of Arlington, Virginia, ("Grantor") and DONNA M. ACKERMAN, ("Grantee).

WITNESSETH

WHEREAS, Most Reverend John R. Keating, Bishop of the Catholic Diocese of Arlington, Virginia, acquired the Property subsequently described herein by deed recorded in Deed Book 433 at Page 724 among the land records for the County of Orange; and

WHEREAS, after the death of Bishop Keating on March 22, 1998, Rev. Msgr. James W. McMurtrie, Diocesan Administrator for the Catholic Diocese of Arlington, has under the laws, rules, or ecclesiastic polity of the Roman Catholic Church, succeeded in interest to the referenced property as the duly appointed ecclesiastical officer for the Diocese with authority to administer its affairs, pending the installation of a successor bishop for the Catholic Diocese of Arlington.

NOW THEREFORE, THAT FOR AND IN CONSIDERATION OF the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey, WITH GENERAL WARRANTY OF TITLE, unto Grantee, in fee simple, that certain land and premises located in the County of Orange more particularly described as follows:

All that certain tract or parcel of land with buildings and improvements thereon and appurtenances thereunto belonging, lying, situate and being in the Town of Gordonsville, Orange County, Virginia, consisting of three parcels, one containing 2.383 acres, more or less, the second containing 0.552 acres, more or less, and the third containing 0.070 acres, more or less, all fronting on U.S. Route 15, more particularly shown on a plat of survey made by Herndon & Grymes, L.S., dated January 27, 1999, attached hereto and recorded herewith.

BEING all and the same property acquired by Grantor by deed dated October 2, 1989, from Judith H. Gray, recorded in the Clerk's Office of the Circuit Court of Orange County, Virginia, in Deed Book 433, page 724.

SUBJECT TO all easements, rights of way, covenants conditions and restrictions of record insofar as they may lawfully affect the Property.

O.C.C.O.
Plat Recorded in
Plat Cabinet H
Slot 37-38

RETURNED
FEB 25 1999

TO
Thomas M. Purcell, Esquire
Post Office Box 1290
Orange, Virginia 22960

IN WITNESS WHEREOF, Grantor has executed this Deed under seal as of the day and year first above written.

GRANTOR:

James W. McMurtrie [SEAL]
Rev. Msgr. James W. McMurtrie, Diocesan
Administrator for the Catholic Diocese of
Arlington, Virginia

STATE OF VIRGINIA)
COUNTY OF ARLINGTON)

I, a Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Rev. Msgr. James W. McMurtrie, Diocesan Administrator for the Catholic Diocese of Arlington, Virginia, is signed to the foregoing General Warranty Deed bearing date of February, 9th, 1999, and acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand and official seal this 9th day of February, 1999.

Miriam L. Stain
Notary Public

My Commission Expires: October 31, 2002

After recording please return to: Thomas M. Purcell, Esq.
165 W. Main Street
Orange, Virginia 22960

Tax Map No.: 68AZ (I) Blk 16-10A and 11

Grantee's Address: 6835 Wildon Grove Road
Gordonsville, Virginia 22942

Consideration: \$170,000.00

Exempt from taxation under Sec. 58.1-802 pursuant to Sec. 58.1-811(C)(5)

This deed was prepared by: Fadoul & Associates, P.C.
8201 Greensboro Drive, Suite 1000
P.O. Box 10364
McLean, Virginia 22102

BOOK 638 PAGE 0785

INSTRUMENT #990001149
RECORDED IN THE CLERK'S OFFICE OF
ORANGE ON
FEBRUARY 16, 1999 AT 03:33PM
LINDA S. TIMMONS, CLERK

BY: Dixie L. Beasley (DC)