

Instrument Control Number

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008921

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A



Doc ID: 033173610009 Type: DEE
Recorded: 08/10/2015 at 01:04:08 PM
Fee Amt: \$877.83 Page 1 of 9
Albemarle County, VA
Debra M. Shipp Circuit Clerk
File# 2015-00008921

BK 4660 PG 209-217

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [6/8/2015]
Instrument Type: [DQC]

Number of Parcels [1]
Number of Pages [7]

City County [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Brown]	[Elbert]	[Thomas]	[Sr]
[Brown]	[Linwood]	[]	[]

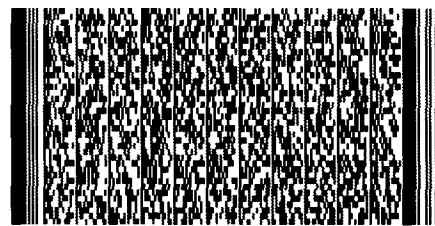
First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Olive Hill LLC]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Olive Hill LLC]
 (Address 1) [27 Arwell Court]
 (Address 2) []
 (City, State, Zip) [Nottingham] [MD] [21236]
 Consideration [197,200.00] 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) [10800-00-00-03700]
 Tax Map Num. (if different than PIN) [10800-00-00-03700]
 Short Property Description [approx 34 acres south of Coveseville]
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []

Instrument Prepared by [Forbes R Reback Esq]
 Recording Paid for by [BOYLE BAIN REBACK SLAYTON & KELSEY]
 Return Recording to (Name) [BOYLE BAIN REBACK SLAYTON & KELSEY]
 (Address 1) [420 PARK STREET]
 (Address 2) []
 (City, State, Zip) [CHARLOTTESVILLE] [VA] [22902]
 Customer Case ID [] [] []



008921

Instrument Control Number

[Empty box for Instrument Control Number]

Commonwealth of Virginia
Land Record Instruments
Continuation Cover Sheet
Form B

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [6/8/2015]

Instrument Type: [DQC]

Number of Parcels [1]

Number of Pages [7]

City County [Albemarle County] (Box for Deed Stamp Only)

Grantors/Grantees/Parcel Continuation Form B

Last Name	First Name	Middle Name or Initial	Suffix
<input type="checkbox"/> [Jackson	<input type="checkbox"/> [Ardell	<input type="checkbox"/> [<input type="checkbox"/>]
<input type="checkbox"/> [Perry	<input type="checkbox"/> [Charlene	<input type="checkbox"/> [<input type="checkbox"/>]
<input type="checkbox"/> [Brown	<input type="checkbox"/> [Jordan	<input type="checkbox"/> [<input type="checkbox"/>]
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Prior Instr. Recorded at: City County [] Percent. in this Juris. []
 Book [] Page [] Instr. No []
 Parcel Identification No (PIN) []
 Tax Map Num. (if different than PIN) []
 Short Property Description []
 Current Property Address (Address 1) []
 (Address 2) []
 (City, State, Zip) [] [] []



Prepared by: Forbes R. Reback, Esq. Parcel ID No. 10800-00-00-03700
VSB # 07826
Boyle, Bain, Reback, Slayton & Kelsey
420 Park Street
Charlottesville, VA 22902-4738

Consideration \$45,000.00 Assessment: \$197,200.00 ✓

Title Ins Co: Unknown

THIS QUITCLAIM DEED, made this 8th day of June, 2015, by and between Elbert Thomas BROWN, Sr., Linwood BROWN, Ardell JACKSON and Charlene PERRY, heirs at law of Jordan BROWN, deceased, Grantors, and OLIVE HILL, LLC, a Maryland limited liability company, Grantee, whose address is 27 Arwell Court, Nottingham, MD 21236;

W I T N E S S E T H :

That for and in consideration of the sum of FORTY-FIVE THOUSAND NO/100 DOLLARS (\$45,000.00), paid and to be paid to Elbert Thomas Brown, Sr., pursuant to a certain vendor's lien hereinafter reserved, the Grantors hereby QUITCLAIM, RELEASE, GRANT and CONVEY unto the said Grantee, any and all right, title and interest in and to the following described real estate, to-wit:

SCHEDULE A

There is expressly reserved unto the Grantors a vendor's lien in the amount of Forty-Five Thousand Dollars (\$45,000.00) as deferred purchase money evidenced by a Note of even date herewith with interest thereon at the rate of six percent (6%) per annum payable in 360 level monthly installments of principal and interest in the amount of \$269.80 each, commencing on August 1, 2015, with a final maturity of July 1, 2045.

This conveyance is made expressly subject to easements, restrictions, conditions, 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 have not otherwise become ineffective.

WITNESS the following signatures and seals:

COUNTERPART SIGNATURE PAGES TO FOLLOW

[THE REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

Ardell Jackson (SEAL)
Ardell Jackson

STATE OF MARYLAND:

CITY/COUNTY OF Baltimore City

The foregoing deed was acknowledged before me this July 25 day of July, 2015 by Ardell Jackson.

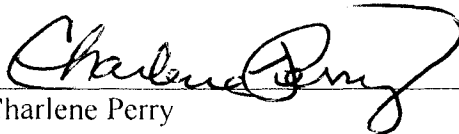
My commission expires:

July 18, 2018

Sherice Tyra Gregg
Notary Public

SHERICE TYRA GREGG
Notary Public-Maryland
Baltimore City
My Commission Expires
July 11, 2018

COUNTERPART SIGNATURE PAGE 4 OF 4

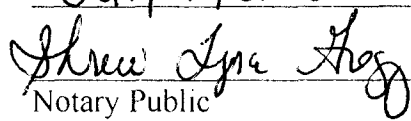
 (SEAL)
Charlene Perry

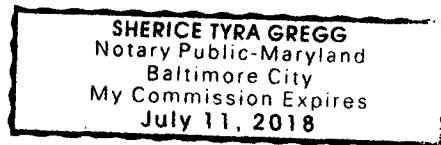
STATE OF MARYLAND:

CITY/COUNTY OF Baltimore City:

The foregoing deed was acknowledged before me this 25 day of July,
2015 by Charlene Perry.

My commission expires:

July 11, 2018

Notary Public



COUNTERPART SIGNATURE PAGE 2 OF 4

Linwood P Brown (SEAL)
Linwood Brown

STATE OF MARYLAND:

CITY/COUNTY OF Baltimore City

The foregoing deed was acknowledged before me this 25 day of July,
2015 by Linwood Brown.

My commission expires:

July 11, 2018

Sherice Tyra Gregg
Notary Public

SHERICE TYRA GREGG
Notary Public-Maryland
Baltimore City
My Commission Expires
July 11, 2018

Elbert Thomas Brown Sr. (SEAL)
Elbert Thomas Brown, Sr.

STATE OF MARYLAND:

CITY/COUNTY OF Baltimore City

The foregoing deed was acknowledged before me this 25 day of July,
2015 by Elbert Thomas Brown, Sr.

My commission expires:

July 18, 2018
Sherice Tyra Gregg
Notary Public

SHERICE TYRA GREGG
Notary Public-Maryland
Baltimore City
My Commission Expires
July 11, 2018

SCHEDULE A

ALL THOSE certain tracts or parcels of land in Albemarle County, Virginia, situated about one mile south of Coveseville, containing in the aggregate 34 acres, more or less, and comprised of two parcels as follows:

- (1) A tract containing 32 acres, more or less, which was conveyed to the late B.W. Mosby by Susie Coles and husband by deed dated October 25, 1911, and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 149, page 125, which is bounded as follows:

Beginning in center of Southern Railroad, a corner to A.C. Mundy, now William Morris estate, thence with his line S 65 ½ E 97 poles to a post oak and red oak snag on mountain, a corner to D.C. Rittenhouse, now David Wright, thence following general direction of ridge S 55 ½ W 35 9/10 poles to stone pile, S 67 ½ W 9 9/10 poles to an iron bar and N 62 ¾ W 9 2/10 poles to a large chestnut, side line, thence an agreed S 88 W 24 poles to an iron bar, thence with fence S 21 14 W 35 9/10 poles to an iron bar and N 80 W 13 9/10 poles to center Cove Road and along same 29 1/10 poles to corner opposite gums, thence with Smith N 59 ¾ poles to center or railroad and along same 70 1/10 poles to the beginning.

- (2) A tract of 1 ¼ acres, more or less, adjacent to the southern margin of tract No. 1 aforesaid, which tract is described by a plat dated February 1919 by Hugh F. Sims, S.A.C., and recorded in said Clerk's Office in Deed Book 171, page 472.

Being the same property conveyed to Jordan Brown by deed from Adelaide Hughes dated October 30, 1941, recorded December 26, 1941, in said Clerk's Office in Deed Book 252, page 529. Jordan Brown died intestate January 9, 1949 thereby vesting fee simple title in his heirs at law.

RECORDED IN CLERK'S OFFICE OF
ALBEMARLE ON
AUGUST 10, 2015 at 1:04:08 PM
AS REQUIRED BY VA CODE §58.1-802
STATE: \$98.75 LOCAL: \$98.75
ALBEMARLE COUNTY, VA
DEBRA M. SHIPP CIRCUIT CLERK

Maupat DC