

202600015

For information only - not a part of the following Deed:

Assessment: \$ 67,400.00

Consideration: \$59,995.00

Tax Map #: 168-1-2

Document Prepared by:  
John B. Chappell, Esq., VSB #15742

Post Office Box 3  
Dinwiddie, Virginia 23841

Exempt from recording tax: No

Title searched by deed preparer? No

Title search/Title Insurance Information:  
None Known

Grantee Address:  
1097 St. John Rd.  
Gordonsville VA 22942

DEED

THIS DEED is made as of Dec 19th, 2025, by and between WAQUA

CREEK LLC, a Virginia limited liability company, party of the first part, Grantor,

and

JOHN G. A. FREDERICKS AND HEIDI K. FREDERICKS, husband and wife, as tenants by the entireties with the right of survivorship as at common law, party of the second part, Grantee,

WITNESSETH:

That for and in consideration of the sum of ten dollars and other valuable consideration, cash in hand paid the receipt whereof is hereby acknowledged at and before the signing, sealing and delivery of these presents, the said Grantor does hereby grant, bargain, sell and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said JOHN G. A. FREDERICKS AND HEIDI K. FREDERICKS, husband and wife, as tenants by the entireties with the right of survivorship as at common law, party of the second part, Grantee, the following property, to-wit:

THE PROPERTY DESCRIBED IN SCHEDULE A ATTACHED.

This conveyance is made subject to all easements, restrictions, and conditions of record to the extent that they may lawfully apply.

WITNESS the following signatures and seals.

WAQUA CREEK, LLC

BY: C. Glenn Loucks (SEAL)  
C. GLENN LOUCKS, Manager

STATE OF Virginia,  
City/County of Rockingham, to-wit:

The foregoing instrument was acknowledged before me this 19 day of December,  
2025 by C. GLENN LOUCKS, Manager, of WAQUA CREEK, LLC on behalf of the LLC.

DENEAN MARIANNE BAILEY  
NOTARY PUBLIC  
REG. # 8041135  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES MARCH 31, 2027

Denean Bailey  
Notary Public  
Registration # 8041135  
My commission expires: March 31, 2027

AFFIX NOTARY SEAL HERE

**SCHEDULE A**

ALL that certain lot or parcel of land with the improvements and appurtenances thereto belonging, lying and being situate in Red Oak District, Brunswick County, Virginia containing 12.669 acres, being more fully and accurately shown and described on that certain plat of survey made by R.H. Gordon, Jr., Land Surveyor, dated June 27, 2017, entitled "WAQUA CREEK ESTATES SECTION 1 BEING 3 LOTS TOTALING 34.949 AC.± LOCATED ON THE WEST SIDE OF ROUTE 630 IN RED OAK DISTRICT, BRUNSWICK COUNTY, VIRGINIA", which said plat was recorded July 21, 2017 as Instrument No. 170001195. Reference to said plat being hereby made for a more particular description of the real estate herein conveyed, which said lot is labeled as "2" "12.669 AC.±" on said plat.

BEING a portion of the real estate conveyed to the Grantor by deed dated May 12, 2017, recorded as Instrument No. 17-0000840.

INSTRUMENT 202600015  
RECORDED IN THE CLERK'S OFFICE OF  
BRUNSWICK COUNTY CIRCUIT COURT ON  
JANUARY 7, 2026 AT 11:27 AM  
\$67.50 GRANTOR TAX WAS PAID AS  
REQUIRED BY SEC 58.1-802 OF THE VA. CODE  
STATE: \$33.75 LOCAL: \$33.75  
JACQUELINE S. MORGAN, CLERK  
RECORDED BY: JRR