

#17-573

Deed Prepared By:
Simon J. Stapleton, Attorney at Law
1411 Sachem Place, Suite 2
Charlottesville, VA 22901
VSB# 34164

Tax ID 67-1-3
NO TITLE SEARCH PERFORMED
OR REQUESTED
NO TITLE INSURANCE FOR THIS
TRANSACTION REQUIRED

THIS DEED OF GIFT, made this April 10, 2017, by **Larry W. DERRENBACHER, and Jean P. DERRENBACHER, husband and wife**, hereinafter referred to as the **Grantor**, and **L. Jonathan DERRENBACHER, Trustee of the LARRY W. DERRENBACHER AND JEAN P. DERRENBACHER ASSET PROTECTION TRUST** dated February 21, 2017, hereinafter referred to as **Grantee**, whose mailing address is 4101 Vauxhall Road, North Chesterfield, VA 23234.

WITNESSETH:

That for no monetary consideration, and as a gift only, the said Grantors do hereby grant and convey with **GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE**, unto the said Grantee the following real property:

ALL THAT CERTAIN TRACT, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in Marshall Magisterial District, Buckingham County, Virginia, and known and designated as Parcel No. Three, containing 46.66 acres as shown on that certain Plat made by D. L. Bowman, C.L.S., dated October 4, 1978, and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Plat Book 1 at page 63. Reference to said Plat is hereby expressly given for a more accurate and complete description of said property.

BEING the same property in all respects that conveyed to Grantor by Blanche S. Barlow, by deed dated January 6, 1992, and recorded in the Clerk's Office of the Circuit Court of the County of Buckingham, Virginia, in Deed Book 177, Page 504.

The property hereby conveyed is subject to all easements, conditions, restrictions 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 neither expired by a limitation of time contained therein nor otherwise become ineffective.

This conveyance remains subject to any mortgage or indebtedness which is in effect at the time of transfer and the undersigned acknowledge that they remain bound by the terms of the mortgage or indebtedness to which the property is subject.

Full power, right and authority is granted unto the Grantees and their successor(s) in trust by the above described Trust Agreement to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may in the discretion of the Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as the Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and the Grantees are hereby empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by the Grantees, or their successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantees, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the Grantees, provided such successor(s) in trust certify in said instrument that such successor(s) have been properly appointed.

[THIS SPACE INTENTIONALLY LEFT BLANK. EXEMPTION FROM RECORDATION TAX, SIGNATURES, AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.]

Exemption from recordation tax is claimed pursuant to Section 58.1-811D, of the Code of Virginia, 1950, as amended.

440 PAGE

WITNESS the following signatures and seals the day, month and year first above written.

Larry W. Derrenbacker
Larry W. Derrenbacker

Jean P. Derrenbacker
Jean P. Derrenbacker

COMMONWEALTH OF VIRGINIA)
)
) SS
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me this April 10th, 2017, by Larry W. Derrenbacker and Jean P. Derrenbacker.

Simon Stapleton
Notary Public,
Notary Number: 324167
My Commission Expires: 03/31/2018



035 Rec Fee	<u>1.00</u>
St. R. Tax	
Co. R. Tax	
Transfer	<u>1.00</u>
Clerk	<u>14.00</u>
Lib.(145)	<u>1.00</u>
T.T.F.	<u>5.00</u>
Grantor Tax	
036 Proc. Fee	
Total \$	<u>23.00</u>

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement was admitted to record on 4-14 20 17, at 11:10 A.M. in D.B. 440 Page(s) 579-582

Teste: MALCOLM BOOKER, JR., CLERK

BY: Devin Jamerson, DEPUTY CLERK

#17-574

Deed Prepared By:

Simon J. Stapleton, Attorney at Law
1411 Sacher Place, Suite 2
Charlottesville, VA 22901
VSB# 34164

Tax ID 67-1-2

NO TITLE SEARCH PERFORMED
OR REQUESTED
NO TITLE INSURANCE FOR THIS
TRANSACTION REQUIRED

THIS DEED OF GIFT, made this April 10, 2017, by **Larry W. DERRENBACHER**, and **Jean P. DERRENBACHER**, husband and wife, hereinafter referred to as the **Grantor**, and **L. Jonathan DERRENBACHER**, **Trustee of the LARRY W. DERRENBACHER AND JEAN P. DERRENBACHER ASSET PROTECTION TRUST** dated February 21, 2017, hereinafter referred to as **Grantee**, whose mailing address is 4101 Vauxhall Road, North Chesterfield, VA 23234.

WITNESSETH:

That for no monetary consideration, and as a gift only, the said Grantors do hereby grant and convey with **GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE**, unto the said Grantee the following real property:

ALL THAT CERTAIN lot, piece or parcel of land, situate and lying and being in Marshall Magisterial District, Buckingham County, Virginia, containing 3.01 acres located on the Southwest side of Virginia Secondary Highway No. 729, also known as Sunnyside Road and more clearly shown on that certain Plat made by William W. Dickerson, Jr., and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Deed Book 351 at Page 866. Reference to said Plat is hereby expressly given for a more accurate and complete description of said property.

BEING the same property in all respects that conveyed to Grantor by Frank Derrenbacher, Sr., by deed dated March 29, 2016, and recorded in the Clerk's Office of the Circuit Court of the County of Buckingham, Virginia, in Deed Book 431, Page 86.

The property hereby conveyed is subject to all easements, conditions, restrictions 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 neither expired by a limitation of time contained therein nor otherwise become ineffective.

This conveyance remains subject to any mortgage or indebtedness which is in effect at the time of transfer and the undersigned acknowledge that they remain bound by the terms of the mortgage or indebtedness to which the property is subject.

Full power, right and authority is granted unto the Grantees and their successor(s) in trust by the above described Trust Agreement to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may in the discretion of the Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as the Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and the Grantees are hereby empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by the Grantees, or their successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantees, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the Grantees, provided such successor(s) in trust certify in said instrument that such successor(s) have been properly appointed.

[THIS SPACE INTENTIONALLY LEFT BLANK. EXEMPTION FROM RECORDATION TAX, SIGNATURES, AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.]

PAGE 54

Exemption from recordation tax is claimed pursuant to Section 58.1-811D, of the Code of Virginia, 1950, as amended.

WITNESS the following signatures and seals the day, month and year first above written.

Larry W. Derrenbacker
Larry W. Derrenbacker

Jean P. Derrenbacker
Jean P. Derrenbacker

COMMONWEALTH OF VIRGINIA

)

SS

COUNTY OF HENRICO

)

The foregoing instrument was acknowledged before me this April 10th, 2017, by **Larry W. Derrenbacker and Jean P. Derrenbacker.**


 Notary Public,
 Notary Number: 324167
 My Commission Expires: 03/31/2018



035 Rec Fee	100
St. R. Tax	
Co. R. Tax	
Transfer	100
Clerk	1450
Lib.(145)	150
T.T.F.	500
Grantor Tax	
036 Proc. Fee	
Total \$	2350

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement
was admitted to record on 4-14 20 17,
at 11:15 A M. in D.B. 440 Page(s) 583-596

Teste: MALCOLM BOOKER, JR., CLERK

BY: Deon Jones, DEPUTY CLERK

#17-575

Deed Prepared By:
Simon J. Stapleton, Attorney at Law
1411 Sachem Place, Suite 2
Charlottesville, VA 22901
VSB# 34164

Tax ID 67-1-2A
NO TITLE SEARCH PERFORMED
OR REQUESTED
NO TITLE INSURANCE FOR THIS
TRANSACTION REQUIRED

THIS DEED OF GIFT, made this April 10, 2017, by **Larry W. DERRENBACHER**, and **Jean P. DERRENBACHER**, husband and wife, hereinafter referred to as the **Grantor**, and **L. Jonathan DERRENBACHER**, **Trustee of the LARRY W. DERRENBACHER AND JEAN P. DERRENBACHER ASSET PROTECTION TRUST** dated February 21, 2017, hereinafter referred to as **Grantee**, whose mailing address is 4101 Vauxhall Road, North Chesterfield, VA 23234.

WITNESSETH:

That for no monetary consideration, and as a gift only, the said Grantors do hereby grant and convey with **GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE**, unto the said Grantee the following real property:

ALL THAT CERTAIN PARCEL or tract of real estate, situate, lying and being in Marshall District, Buckingham County, Virginia, containing 46.51 acres and described as "Parcel No. 2," as shown on a Plat made by D. L. Bowman, C.L.S., dated October 4, 1978, and recorded in the Clerk's Office of the Circuit Court of Buckingham County, Virginia, in Plat Book 1, at page 63. **SAVE AND EXCEPT** that certain 3.01 acre parcel as shown and described on a Plat made by William W. Dickerson, Jr., dated September 20, 2007 and attached to and made a part of this Deed. Reference to said Plats is hereby given for a more accurate and complete description of said property.

BEING the same property in all respects that conveyed to Grantor by Frank Derrenbacher, Sr., by deed dated October 3, 2007, and recorded in the Clerk's Office of the Circuit Court of the County of Buckingham, Virginia, in Deed Book 351, Page 863.

The property hereby conveyed is subject to all easements, conditions, restrictions 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 neither expired by a limitation of time contained therein nor otherwise become ineffective.

This conveyance remains subject to any mortgage or indebtedness which is in effect at the time of transfer and the undersigned acknowledge that they remain bound by the terms of the mortgage or indebtedness to which the property is subject.

Full power, right and authority is granted unto the Grantees and their successor(s) in trust by the above described Trust Agreement to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may in the discretion of the Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as the Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and the Grantees are hereby empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed

or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by the Grantees, or their successor(s) in trust, on behalf of the trust identified herein and in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantees, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the Grantees, provided such successor(s) in trust certify in said instrument that such successor(s) have been properly appointed.

[THIS SPACE INTENTIONALLY LEFT BLANK. EXEMPTION FROM RECORDATION TAX, SIGNATURES, AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.]

Exemption from recordation tax is claimed pursuant to Section 58.1-811D, of the Code of Virginia, 1950, as amended.

WITNESS the following signatures and seals the day, month and year first above written.

Larry W. Derrenbacker
Larry W. Derrenbacker

Jean P. Derrenbacker
Jean P. Derrenbacker

COMMONWEALTH OF VIRGINIA)
SS
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me this April 10th, 2017, by Larry W. Derrenbacker and Jean P. Derrenbacker.

Simon Stapleton
Notary Public,
Notary Number: 324167
My Commission Expires: 03/31/2018



035 Rec Fee	1.00
St. R. Tax	
Co. R. Tax	
Transfer	1.00
Clerk	14.50
Lib.(145)	1.50
T.T.F.	5.00
Grantor Tax	
036 Proc. Fee	
Total \$	23.00

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement was admitted to record on 4-14 20 17, at 11:20 A M. in D.B. 440 Page(s) 587-590

Teste: MALCOLM BOOKER, JR., CLERK

BY: Devin Jones, DEPUTY CLERK

#17-576

Deed Prepared By:

Simon J. Stapleton, Attorney at Law
1411 Sachem Place, Suite 2
Charlottesville, VA 22901
VSB# 34164

Tax ID 67-1-4

NO TITLE SEARCH PERFORMED
OR REQUESTED
NO TITLE INSURANCE FOR THIS
TRANSACTION REQUIRED

THIS DEED OF GIFT, made this April 10, 2017, by **Larry W. DERRENBACHER**, and **Jean P. DERRENBACHER**, husband and wife, hereinafter referred to as the **Grantor**, and **L. Jonathan DERRENBACHER**, **Trustee of the LARRY W. DERRENBACHER AND JEAN P. DERRENBACHER ASSET PROTECTION TRUST** dated February 21, 2017, hereinafter referred to as **Grantee**, whose mailing address is 4101 Vauxhall Road, North Chesterfield, VA 23234.

WITNESSETH:

That for no monetary consideration, and as a gift only, the said Grantors do hereby grant and convey with **GENERAL WARRANTY OF TITLE AND ENGLISH COVENANTS OF TITLE**, unto the said Grantee the following real property:

ALL of that certain parcel of tract of real estate situate in Marshall District, Buckingham County, Virginia, containing 46.82 acres and described as parcel No. 4 as shown on plat made by D.L. Bowman, C.L.S., dated October 4, 1978, and recorded in Plat book 1, page 63, in the Clerk's Office of the Circuit Court of Buckingham County, Virginia.

BEING the same property in all respects that conveyed to Grantor by Blanche S. Barlow (formerly Blanche S. Derrenbacher) and Mason C. Barlow, by deed dated June 14, 1979, and recorded in the Clerk's Office of the Circuit Court of the County of Buckingham, Virginia, in Deed Book 114, Page 133.

The property hereby conveyed is subject to all easements, conditions, restrictions 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 neither expired by a limitation of time contained therein nor otherwise become ineffective.

This conveyance remains subject to any mortgage or indebtedness which is in effect at the time of transfer and the undersigned acknowledge that they remain bound by the terms of the mortgage or indebtedness to which the property is subject.

Full power, right and authority is granted unto the Grantees and their successor(s) in trust by the above described Trust Agreement to sell, lease, exchange, encumber and/or convey the said property, either in whole or in part, upon such terms and conditions and for such consideration, or no consideration, as the Grantees may in the discretion of the Grantees deem advantageous, with the further right to subdivide and re-subdivide said property and to dedicate such portions thereof for public use as the Grantees shall deem desirable, together with the right to grant licenses and easements for utility or other purposes across, over and under said property, and the Grantees are hereby empowered to execute, acknowledge and deliver such deeds, deeds of trust, leases and other instruments necessary to carry out the foregoing powers, and there shall be no obligation or liability upon any purchaser or purchasers, lessee or lessees of said property, or any part thereof, or upon any party or parties making any loans secured by deed or deeds of trust upon said property, or any part thereof, to see to the proper application of the proceeds of such sale, lease or loan.

Every deed, deed of trust, lease or other instrument executed by the Grantees, or their successor(s) in trust, on behalf of the trust identified herein and

in relation to the property described herein shall be conclusive evidence in favor of every person claiming any right, title, or interest thereunder that: (i) at the time of the delivery of such instrument the trust was in full force and effect; (ii) that such instrument was executed in accordance with the terms and conditions of the trust agreement establishing such trust, as the same may be amended from time to time, and is binding upon all beneficiaries under said trust; and (iii) if such instrument is executed by successor(s) in trust to the Grantees, that such successor(s) in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of the Grantees, provided such successor(s) in trust certify in said instrument that such successor(s) have been properly appointed.

[THIS SPACE INTENTIONALLY LEFT BLANK. EXEMPTION FROM RECORDATION TAX, SIGNATURES, AND NOTARY ACKNOWLEDGEMENT APPEAR ON THE FOLLOWING PAGE.]

317 page

Exemption from recordation tax is claimed pursuant to Section 58.1-811D, of the Code of Virginia, 1950, as amended.

WITNESS the following signatures and seals the day, month and year first above written.

Larry W. Derrenbacker
Larry W. Derrenbacker

Jean P. Derrenbacker
Jean P. Derrenbacker

COMMONWEALTH OF VIRGINIA)
)
) ss
COUNTY OF HENRICO)

The foregoing instrument was acknowledged before me this April 10th, 2017, by Larry W. Derrenbacker and Jean P. Derrenbacker.

Simon Stapleton
Notary Public,
Notary Number: 324167
My Commission Expires: 03/31/2018



035 Rec Fee	
St. R. Tax	
Co. R. Tax	
Transfer	
Clerk	
Lib.(145)	
T.T.F.	
Grantor Tax	
036 Proc. Fee	
Total \$	

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF BUCKINGHAM COUNTY

The foregoing instrument with acknowledgement was admitted to record on 4-14 20 17, at 11:25 A M. in D.B. 440 Page(s) 591-594

Teste: MALCOLM BOOKER, JR., CLERK

BY: Devin Jones, DEPUTY CLERK