PREPARED BY MCCLURE, CALLAGHAN & ATKINS TAX MAP 03500-00-017A1

THIS DEED made and entered into this 15th day of March, 2005, by and between DARREN J. KADY and DARREN J. KADY, Trustee under the SOUTHWIND DECLARATION OF TRUST, and DEBORAH KADY and DEBORAH A. KADY, Trustee under the SOUTHWIND DECLARATION OF TRUST, the Grantors, and ODERON, LLC, a Virginia limited liability company, the Grantee, whose address is

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee, all that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia, on State Route 20 near Stony Point, containing 21.00 acres, more or less, shown as Revised Lot 1 on a plat by Roger W. Ray & Assoc., Inc., dated July 20, 2004 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 2816, pages 277 through 280; being a portion of the property which was conveyed to Darren J. Kady and Deborah A. Kady by deed of James W. Newman, Jr. and Bradley R. Thayer, dated December 8, 1992 and recorded in the Clerk's Office aforesaid in Deed Book 1279, page 494. Reference is also made to a Declaration of Trust recorded in the Clerk's Office aforesaid in Deed Book 2015, page 646.

The Grantors herein intend to construct a road to Virginia Department of Transportation standards within the existing fifty foot (50') private access easement shown on the above-mentioned plat from State Route 20 to the cul-de-sac. There is an existing gravel driveway running from State Route 20 to the Existing 50' private access easement. Until the road is constructed in the 50' private access easement, the Grantee, and its successors, shall have the right to use the existing gravel driveway in common with the Grantors in order to provide access to Lot 1 as shown on said plat. When Grantors complete the road and the road is accepted by the Virginia Department of Transportation, the right to use the gravel driveway shall cease and terminate. Grantee, or its successors, shall execute any instruments necessary to terminate the right to use the gravel driveway.

The Grantors intend to obtain County approval for eight lots in Southwind Estates Subdivision, in which Lot 1 will be located. If this subdivision is not approved within three years, the Grantors and Grantee, or their successors in title, shall execute and record an instrument terminating the Covenants, Conditions and Restrictions recorded in Deed Book 2931, page 470; provided, however, the Grantee, and its successors in title, shall remain

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subject to the design guidelines as set forth in said Covenants, Conditions and Restrictions for the construction of a new residence.

This conveyance is subject to the Covenants, Conditions and Restrictions recorded in the Clerk's Office aforesaid, in Deed Book 2931, page 58, to the Maintenance Agreement recorded in the Clerk's Office aforesaid in Deed Book 2794, page 470, and to all other easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

WITNESS the following signatures and seals:

(SEAL) ner pill rebir. b (SEAL) ustee under the Darren J Southwind (De ation of Trust Uli (SEAL) Deborah Kady IND. V id ENY Kade hura (SEAL) Deborah A. Kady, Trustee under the Southwind Declaration of Trust

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COMMONWEALTH OF VIRGINIA CITY/COUNTY OF <u>Hennico</u>, to-wit:

The foregoing Deed was acknowledged before me by DARREN J. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 21 day of <u>March</u>, 2005.

My commission expires: Jan 31, 2006 Elavi & England Notary Public COMMONWEALTH OF VIRGINIA CITY/COUNTY OF Hennico , to-wit:

The foregoing Deed was acknowledged before me by DEBORAH A. KADY, individually and as Trustee under the Southwind Declaration of Trust, this 21 day of <u>March</u>, 2005.

My commission expires: Jan 31, 2006 Elais FEngland Notary Public

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RECORDED IN CLERKS OFFICE OF ALDEMARLE ON April 08,2005 AT 12:30:11 PM \$350.00 GRANTOR TAX PD AS REQUIRED BY VA CODE \$58.1-802 STATE: \$175.00 LOCAL: \$175.00 ALBEMARLE COUNTY, VA SHELBY MARSHALL CLERK CIRCUIT COURT PREPARED BY McCLURE, CALLAGHAN & ATKINS PORTION OF TAX MAP 03500-00-00-017A4

THIS DEED made and entered into this llth day of January, 2006, by and between DARREN J. KADY and DEBORAH A. KADY, Trustees under the SOUTHWIND DECLARATION OF TRUST, and DARREN J. KADY and DEBORAH A. KADY, the Grantors, and ODERON, LLC, a Virginia Limited Liability Company, the Grantee, whose address is

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$475,000.00), cash in hand paid, the receipt of which is hereby acknowledged, the Grantors do hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantees, all that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia, on State Route 20 near Stony Point, containing 16.31 acres, more or less, shown as Lot 4 of Southwind Estates on a plat by Roger W. Ray & Assoc., Inc., dated May 4, 2005 and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 3123, pages 206 through 214; being a portion of the property which was conveyed to Darren J. Kady and Deborah A. Kady by deed of James W. Newman, Jr. and Bradley R. Thayer, dated December 8, 1992 and recorded December 22, 1992 in the Clerk's Office aforesaid in Deed Book 1279, page 494. Reference is also made to a Declaration of Trust recorded in

the Clerk's Office aforesaid in Deed Book 2015, page 646.

This conveyance is subject to the Covenants, Conditions and Restrictions recorded in the Clerk's Office aforesaid, in Deed Book 2931, page 58, to the Maintenance Agreement recorded in the Clerk's Office aforesaid in Deed Book 2794, page 470, and to all other easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or have not otherwise become ineffective.

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WITNESS the following signatures and seals:

(SEAL) irren un (SEAL) Darren J. Kady, Trustee under the Southwind Declaration of Trust C ade (SEAL) Deborah Kady ellurah ade (SEAL) Deborah A. Kady, Trustee under the Southwind Declaration of Frust

State of NC COMMONWEALTH OF VIRGIN NIA CITY/COUNTY OF Co.barrus , to-wit:

The foregoing Deed was acknowledged before me by DARREN J. KADY, individually and as Trustee under the Southwind Declaration of Trust, this $30 \, \text{fb}$ day of Constant, 2006.

My commission expires:	November 6 2019	
	Notary Public	PREN R. SALAN
State of NC		My Comm. Expires
CITY/COUNTY OF Caractus	, to-wit:	The PART OF COUNT INTERNET
The foregoing Deed was	acknowledged before me b	V DEBORAH A.

KADY, individually and as Trustee under the Southwind Declaration of Trust, this 30 day of ______, 2006.

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My commission expires: <u>Abrenbec</u> 2010 6 Notary Public MINTER OF CAREN R. SMIL PUBLIC My Comm. Expires Nov. 8, 2010 ********** ARUS COUNT AND COU

RECORDED IN CLERKS OFFICE OF ALBEMARLE ON February 06,2006 AT 10:16:29 AM \$475.00 GRANTOR TAX PD AS REQUIRED BY VA CODE \$56.1-802 STATE: \$237.50 LOCAL: \$237.50 ALBEMARLE COUNTY, VA SHELBY MARSHALL CLERK CIRCUIT COURT JAetta J-men_ DC

201800001529.002

Prepared by: E. Randall Ralston Esq. (VSB#23605) 943 Glenwood Station Lane, Suite 101 Charlottesville, VA 22901

TMP: 03.	500-00-00017A2
Consider	ntion: \$65.900.00
Assessed	Value: \$ Not Yet Assessed
Underwri	ting for Instrument:
Old Repu	blic National Title Insurance Company

DEED

THIS DEED, dated as of the 11th day of January, 2018, between ODERON, LLC, a Virginia limited liability company, the Grantor and ELLEN C. HAMPTON, and VIRGINIA ESTATES AND TRUST LAW, PLC., as CO-trustee, the Trustees, under the provisions of a trust agreement dated December 20, 1979, known as PIEDMONT MANOR LAND TRUST, the Trust Agreement, provides:

THAT for and in consideration of the conveyance made hereby, the consideration received therefore by the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, subject to the matters described herein, hereby grants and conveys to the Trustees with general warranty and English covenants of title the following described real estate (the Real Estate):

[SEE ATTACHED SCHEDULE A]

Full power and authority are hereby granted to the Trustees and their successors (i) to protect and conserve the Real Estate; (ii) to sell, contract to sell and grant options to purchase the Real Estate or any part thereof and any right, title or interest therein on any terms; (iii) to exchange the Real Estate or any part thereof for any other real or personal property on any terms; (iv) to convey the Real Estate or any part thereof by deed of other conveyance to any grantee, with or without consideration; (v) to mortgage, pledge or otherwise encumber the Real Estate or any part thereof; (vi) to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases of the Real Estate or any part thereof from time to time, for any rental and upon any other terms and conditions and for any period (whether or not extending beyond the term of the Trust Agreement); and (vii) to release, convey or assign any other right, title or interest of the Trustee[s] whatsoever in and to the Real Estate or any part thereof. All authority, power and discretion herein granted to the Trustees may be exercised by either one of them, without the other, with the same effect as if exercised jointly by both of them.

No party dealing with the Trustees in relation to the Real Estate in any manner whatsoever and (without limiting the foregoing) no party to whom the Real Estate or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee[s] shall be (i) obligated to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the interest of the Trustee[s] in the Real Estate; (ii) required to see that the terms of the Trust Agreement have been complied with; (iii) obligated to inquire into the authority, necessity or expediency of any act of the Trustee[s]; or (iv) privileged to inquire into any of the terms of the Trust Agreement.

Every deed, mortgage, lease or other instrument executed by the Trustee[s] in relation to the Real Estate shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder: (i) that at the time of the delivery of such instrument the Trust Agreement was in full force and effect; (ii) that such instrument was duly executed in accordance with the terms and conditions of the Trust Agreement and is binding upon all beneficiaries thereunder; (iii) that the Trustee[s] [was] [were] duly authorized and empowered to execute and deliver every such instrument; and (iv) that any successor trustee or trustees have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of their predecessor in trust.

201800001529.004

The Trustees shall have no individual liability or obligation whatsoever arising from their ownership, as trustees, of legal title to the Real Estate, or in otherwise acting as trustees hereunder.

The interest of every beneficiary hereunder and under the Trust Agreement, and of all persons claiming under any of them, shall be only in the earnings, income and proceeds arising from the rental, sale or other disposition of the Real Estate. Such interest is hereby declared to be personal property, and no beneficiary hereunder and under the Trust Agreement shall have any right, title or interest, legal or equitable, in or to the Real Estate, as such, but only in the earnings, income, and proceeds thereof as provided in the Trust Agreement.

This Deed and the conveyance hereunder are governed

by and are to be read and construed with reference to Section

55-17.1 of the Code of Virginia (1950), as amended as of the date hereof.

The Real Estate is conveyed subject to all recorded easements, conditions, restrictions and agreements that lawfully apply to the Real Estate or any part thereof.

[This space left blank intently]

IN WITNESS WHEREOF, the Grantor has executed this Deed

Oderon, LLC a Virginia limited liability company

By: Rent Mo Shi

STATE OF VIRGINIA

COUNTY OF ALBEMARLE, to-wit:

The foregoing instrument was acknowledged before me this 11th day of January, 2018 by

Oderon, LLC, a Virginia limited liability company by Robert M. Shepard its Manager.



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SCHEDULE A

ALL that certain tract or parcel of land situated in the Rivanna Magisterial District of Albemarle County, Virginia containing 6.59 acres, more or less, shown as Parcel X, on a plat by Roger W. Ray & Assoc., Inc., entitled, "Boundary Line Adjustment Plat Parcel X, a Portion of Lot 1 Being Added to and Combined with Lot 2 and Revised Lot 4 Southwind Estates Located on Belle Vista Drive and State Route 20 (Stoney Point Road) Rivanna Magisterial District Albemarle County, Virginia", October 17, 2017, revised October 24, 2017 and recorded with this deed.

BEING a portion of the same property conveyed to Oderon, LLC, a Virginia limited liability company by Deed from Darren J. Kady and Darren J. Kady, Trustee under the Southwind Declaration of Trust, and Deborah Kady and Deborah A. Kady, Trustee under the Southwind Declaration of Trust, dated March 15, 2005 and recorded April 8, 2005 in the Albemarle County Circuit Clerk's Office in Deed Book 2955, page 45.

NOTE: The subject property is being added to and combined with Albemarle County Tax Map Parcel 03500-00-00-017A2

GRANTEES ADDRESS:

Piedmont Manor Land Trust ATTN: Virginia Estate & Trust Law, PLC 7202 Glen Forest Drive, Suite 204 Richmond, VA 23226





