

24-134

THIS DEED, made and dated this 25<sup>th</sup> day of January 2024, by and between  
MICHAEL T. MILLESON and DEBORAH ANNE JOHNSON, Executors of the Estate of  
WILLIAM TAYLOR MILLESON, deceased, party of the first part, hereinafter called the  
Grantors; and RAYMOND AUSTIN KIRKPATRICK and KILEY ANNE KIRKPATRICK,  
husband and wife, hereinafter called the Grantors and GAIL MILLESON, party of the third  
part.

WITNESSETH: That for and in consideration of the sum of Ten Dollars, and other  
valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby  
grant and convey with General Warranty and English covenants of title unto the Grantees, as  
tenants by the entireties with common law right of survivorship, the following property:

All that certain piece, parcel of land lying and being in Longmarsh  
Magisterial District, Clarke County, Virginia, containing 79.5699 acres, more or  
less, as shown on plat of survey prepared by W. Stuart Dunn, dated December 29  
2023, and entitled "Boundary Line Adjustment of the Lands of The Estate of  
William T. Milleson", recorded in the Clerk's Office of the Circuit Court of  
Clarke County, Virginia, in Plat Book 15, at Page 77, to which reference is  
hereby made for a more particular description of said real estate; AND BEING  
the property conveyed to William T. Milleson and Jean C. Milleson, his wife, as  
joint tenants by the entireties, with the right of survivorship as at common law, by  
deed from Edgar M. Kackley and Beatrice Isabelle Kackley, his wife, dated July  
1, 1964, and recorded in the aforesaid Clerk's Office in Deed Book 70, at Page  
22. Jean C. Milleson died April 4, 1991, leaving William T. Milleson as surviving  
tenant by the entirety, and the said William T. Milleson died April 8, 2023, and by  
his Last Will and Testament, dated May 31, 1985, and probated April 28, 2023, in  
the aforesaid Clerk's Office he named Michael T. Milleson and Deborah Anne  
Johnson, as his Executors, with all of the powers under Virginia Code Section  
64.1-57. Said Will is recorded in Will Book 110 at Page 90.

Grantee Address: 135 Longmarsh Road, Berryville, VA 22611

Consideration: \$700,000.00 Assessed Value: \$653,100.00  
Tax Map No: 7-A-118

GREGORY F.  
HUTCHINSON  
ATTORNEY AT LAW  
164 S. BRADDOCK ST.  
WINCHESTER, VA 22601

Reference is hereby made to the aforesaid instruments and the attachments thereto and the references therein contained, for a more particular description of the property hereby conveyed.

This conveyance is made subject to all easements, rights of way and restrictions of record, if any, affecting the subject property.

The party of the third part joins in this deed for the sole purpose of consenting to the conveyance of the Property, and hereby forever conveys, releases, and waives any marital rights or right to claim an elective share in the Property as part of her spouse's augmented estate pursuant to Section 64.2-302 et seq. of the Virginia Code, and gives no covenant or warranty of title to the Property hereby conveyed.

WITNESS the following signatures and seals:

ESTATE OF WILLIAM T. MILLESON

By: Michael T. Milleson (SEAL)  
MICHAEL T. MILLESON, Executor

STATE OF VIRGINIA,  
CITY OF WINCHESTER, to-wit:

The foregoing instrument was acknowledged before me in my City and State this 25<sup>th</sup> day of January 2024, by MICHAEL T. MILLESON Executor of the Estate of WILLIAM TAYLOR MILLESON, deceased.

My Commission Expires: April 30, 2028

~~MARY M. TESTERMAN  
NOTARY PUBLIC  
REGISTRATION # 271814  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 04/30/2028~~

Mary M. Testerman  
NOTARY PUBLIC

2

MARY M. TESTERMAN  
NOTARY PUBLIC  
REGISTRATION # 271814  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES 04/30/2028

GREGORY F.  
HUTCHINSON  
ATTORNEY AT LAW  
124 S. BRADDOCK ST.  
WINCHESTER, VA 22601

ESTATE OF WILLIAM T. MILLESON

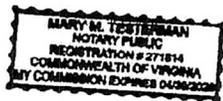
By: Deborah Anne Johnson (SEAL)  
DEBORAH ANNE JOHNSON, Executor

STATE OF VIRGINIA,  
CITY OF WINCHESTER, 10-WIL:

The foregoing instrument was acknowledged before me in my City and State this 26<sup>th</sup>  
day of January 2024, by DEBORAH ANNE JOHNSON, Executor of the Estate of WILLIAM  
TAYLOR MILLESON, deceased.

My Commission Expires: April 30, 2028

Mary M. Testerman  
NOTARY PUBLIC



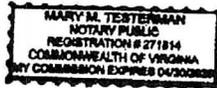
GREGORY F.  
HUTCHINSON  
ATTORNEY AT LAW  
184 S. BRADDOCK ST.  
WINCHESTER, VA 22001

Gail Milleson (SEAL)  
GAIL MILLESON

STATE OF VIRGINIA,  
CITY OF WINCHESTER, to-wit:

The foregoing instrument was acknowledged before me in my City and State this 25<sup>th</sup>  
day of January 2024, by GAIL MILLESON.

My Commission Expires: April 30, 2028



Mary M. Testerman  
NOTARY PUBLIC

Deed prepared by  
Gregory F. Hutchinson  
VSB #15489  
124 South Braddock Street  
Winchester, VA 22601  
Insured by First American Title Ins. Co.

VIRGINIA: In the Clerk's Office of the Clarke County Circuit Court  
this 30 day of Jan 2024. This Deed was  
presented and with the annexed certificate of acknowledge admitted to  
record at 8:57. The taxes imposed by Section 58.1-802  
in the amount of \$ 700.00 and by Section 58.1-801 of the Code  
of Virginia have been paid.

TESTE: April Wilkinson Clerk



WHEREAS, Tax Map Parcel No. 7-A-118E is accessed by an existing 30' private access and utility easement identified as Fairview Lane; and

WHEREAS, a certain portion of the drive is located on Tax Map Parcel No. 7-A-118 that is not within the existing 30' private access and utility easement; and

WHEREAS, it is the intent and desire of GRANTORS herein to grant unto GRANTEES an easement over that certain portion of Tax Map Parcel No. 7-A-118 of approximately 515 square feet, more or less, as more particularly shown on the plat prepared by W. Stuart Dunn, L.S. of Dunn Land Surveys, Inc., entitled Boundary Survey of the Land of the Estate of William T. Milleson, dated October 13, 2023 and revised October 18, 2023, attached hereto and by this reference incorporated herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged GRANTORS, do hereby create, grant and convey with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto GRANTEES a nonexclusive right of way over that Tax Map Parcel No. 7-A-118 containing approximately 515 square feet, more or less, as more particularly shown on that certain Plat attached hereto and by this reference incorporated herein.

This easement shall run with the land.

The platting and dedication of the aforementioned lots are with the free consent and in accordance with the desire of the undersigned GRANTORS and GRANTEE as evidenced by the signatures set forth below. The property lines depicted on the attached Plat are true and accurate to the best of the knowledge of the GRANTORS and GRANTEE as evidenced by the signatures set forth below.

This Deed was prepared without the benefit of a title examination.

WITNESS the following signatures and seals:

ESTATE OF WILLIAM T. MILLESON,  
GRANTOR

By: Deborah A. Johnson  
DEBORAH A. JOHNSON, CO-EXECUTOR

STATE OF Virginia  
CITY/COUNTY OF Stafford/Clarke; To-Wit:

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October, 2023, by DEBORAH A. JOHNSON, CO-EXECUTOR of the ESTATE OF WILLIAM T. MILLESON.

Karla Alvine Ard

Notary Public

My Commission Expires: 12/21/2027  
My Registration No.: 8065459



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[SIGNATURE PAGES FOLLOW]

ESTATE OF WILLIAM T. MILLESON,  
GRANTOR

By: Michael T. Milleson  
MICHAEL T. MILLESON, CO-EXECUTOR

STATE OF Virginia  
CITY/COUNTY OF Berryville, Clarke; To-Wit:

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of October,  
2023, by MICHAEL T. MILLESON, CO-EXECUTOR of the ESTATE OF  
WILLIAM T. MILLESON.

Karla Aline Ard  
Notary Public

My Commission Expires: 12/31/2027  
My Registration No.: 8065459



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[SIGNATURE PAGES FOLLOW]

Neal M. Moran  
NEAL M. MORAN, GRANTEE

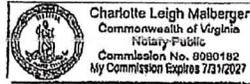
Mary D. Moran  
MARY D. MORAN, GRANTEE

STATE OF VIRGINIA  
CITY/COUNTY OF Loudoun; To-Wit:

The foregoing instrument was acknowledged before me this 20 day of October, 2023, by NEAL M. MORAN, GRANTEE.

Charlotte Malberger  
Notary Public

My Commission Expires: 07/12/2027  
My Registration No.: 8080182

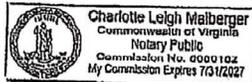


STATE OF VIRGINIA  
CITY/COUNTY OF Loudoun; To-Wit:

The foregoing instrument was acknowledged before me this 20 day of October, 2023, by MARY D. MORAN, GRANTEE.

Charlotte Malberger  
Notary Public

My Commission Expires: 07/12/2027  
My Registration No.: 8080182



Boundary Survey of the Land of  
*the Estate of William T. Milleson*

Will Book 110, Page 90 Tax Map 7-A-118  
Remainder Tract, William T. Milleson Division  
Deed Book 70, Page 222 Deed Book 308, Page 476  
Deed Book 348, Page 29 Deed Book 349, Page 653  
Deed Book 455, Page 705  
Longmarsh Magisterial District, Clarke County, Virginia

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	50.00'	84.50'	74.80'	S 27°25'38" E	85°49'55"	56.35'
C2	48965.02'	437.60'	437.60'	N 78°00'05" E	0°30'43"	216.60'

Owners Table:			
1 James W. Childs	TM 7-A-106	D.B. 94, P. 402	
2 Floyd D. Childs	TM 7-A-118A	D.B. 158, P. 632	
3 Dawn M. Beitzel	TM 7-A-105	D.B. 715, P. 389	
4 Dawn M. Beitzel	TM 7-A-104	D.B. 715, P. 389	

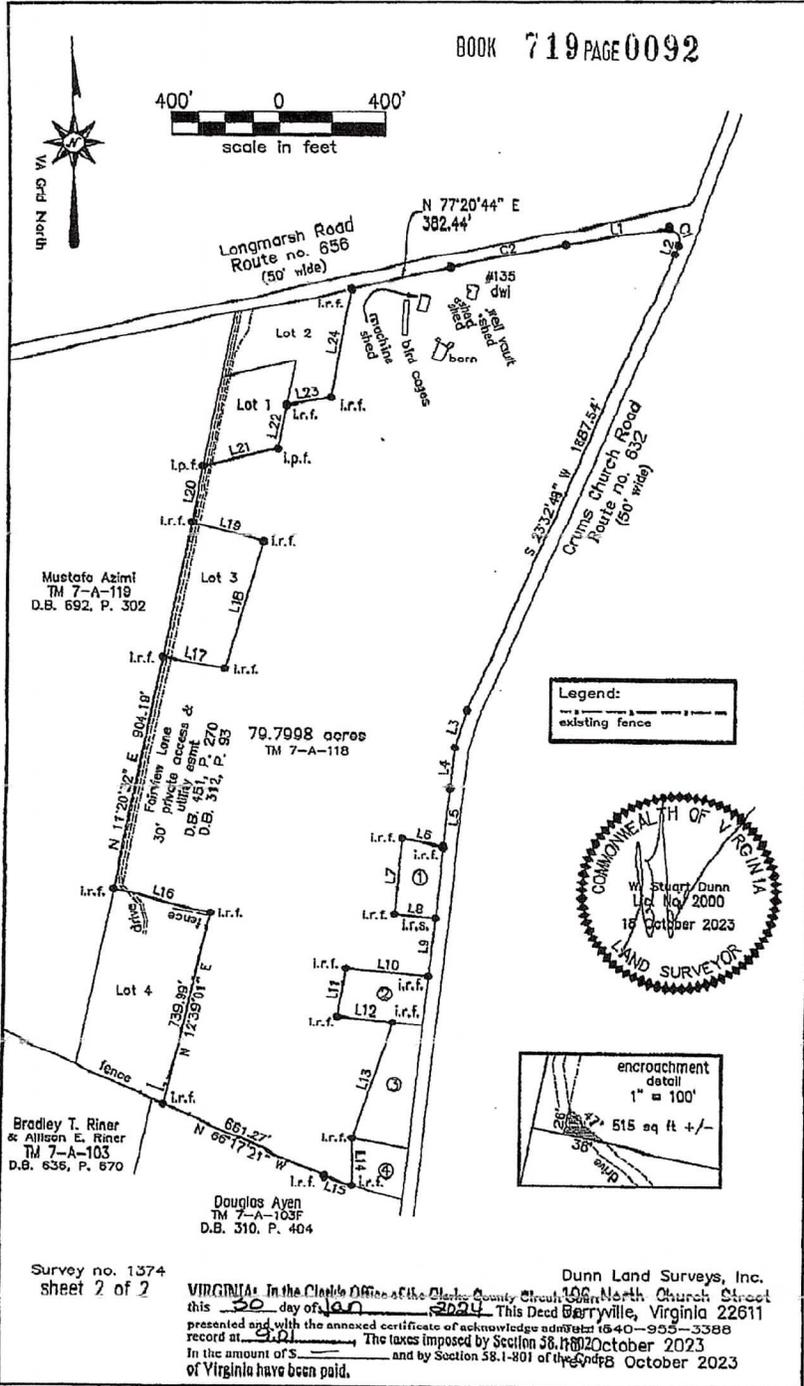
LINE	BEARING	DISTANCE
L1	N 80°11'08" E	387.00'
L2	S 20°59'20" W	39.95'
L3	S 15°57'32" W	152.68'
L4	S 05°16'11" W	152.54'
L5	S 05°53'43" W	217.69'
L6	N 79°29'26" W	157.39'
L7	S 05°53'14" W	284.01'
L8	S 84°06'44" E	166.89'
L9	S 08°53'43" W	223.18'
L10	N 84°06'47" W	313.00'
L11	S 09°58'52" W	165.27'
L12	S 84°06'47" E	208.34'
L13	S 18°21'38" W	469.07'
L14	S 00°04'31" E	175.00'
L15	N 72°07'04" W	107.98'
L16	N 77°20'59" W	573.77'
L17	S 76°39'28" E	235.04'
L18	N 16°37'05" E	496.29'
L19	N 73°57'58" W	281.89'
L20	N 11°20'32" E	218.91'
L21	N 77°08'51" E	287.00'
L22	N 11°18'21" E	160.05'
L23	N 80°00'11" E	169.13'
L24	N 09°32'47" E	427.11'

Notes:

- (1) No Title Report furnished. Easements of record not shown may exist.
- (2) This land is in Flood Zone X, established from FIRM Community Panel no. 51043000350, effective September 26, 2007.
- (3) I.r.f. = iron rod found; I.r.s. = iron rod set; I.p.f. = iron pipe found; dwl = dwelling; bldg = building; tm = tax map and parcel number
- (4) The land shown hereon is the same land conveyed to William T. Milleson and Jean G. Milleson in deed recorded in Deed Book 70, Page 222, less the following conveyances:
  - Deed Book 308, Page 476, conveyance of Lot 1 as dedicated in Deed Book 308, Page 199
  - Deed Book 348, Page 29, conveyance of Lot 3 as dedicated in Deed Book 347, Page 783
  - Deed Book 349, Page 653, conveyance of Lot 2 as dedicated in Deed Book 347, Page 783
  - Deed Book 455, Page 705, conveyance of Lot 4 as dedicated in Deed Book 451, Page 270
- (5) The Composite Plat of Minor Subdivision of the Land of William T. Milleson, recorded in Plat Book 7, Page 48, shows an area of 79.8034 acres. This was an area reached through subtraction of the three previous out-conveyances. This survey on attached sheet 2 shows an area of 79.7998 acres.

Survey no. 1374  
sheet 1 of 2

Dunn Land Surveys, Inc.  
106 North Church Street  
Berryville, Virginia 22611  
Tel: 540-955-3388  
13 October 2023  
rev 18 October 2023



Survey no. 1374  
sheet 2 of 2

Dunn Land Surveys, Inc.

VIRGINIA: In the Clerk's Office of the District Court of the County of Giles, Virginia, this 30 day of Jan 2024. This Deed was presented and with the annexed certificate of acknowledgment and the taxes imposed by Section 58.1-802 of the Code of Virginia have been paid.

TESTE: April Wickman Clerk