

This document prepared by
Hamill D. Jones, Jr., Esquire (VSB #12729)
FLORANCEGORDONBROWN
A Professional Corporation
901 East Cary Street, Suite 1900
Richmond, VA 23219
Tax Map No. 759-756-8555-006
Title Insurance:

Tax Assessment: \$
Consideration: \$

THIS TRUSTEE'S DEED, made this ____ day of _____, 2024, between **HAMILL D. JONES, JR.**, Sole Acting Substitute Trustee, as hereinafter set forth, **Grantor**, and **DEAN ATLANTIC, LLC**, (original deed of trust grantor for indexing purposes), and _____, **Grantees**.

WITNESSETH:

WHEREAS, Dean Atlantic, LLC did by a Deed of Trust and Security Agreement dated April 30, 2019, recorded May 2, 2019, in the Clerk's Office, Circuit Court, County of Henrico, Virginia, in Deed Book 5846, Page 1127, Instrument No. 201900012324 (the "Deed of Trust"), convey to Hairfield-Morton, Trustee, in trust to secure to the holder (the "Noteholder") of a certain note (the "Note") the payment of certain money as therein specified, certain real estate described in the Deed of Trust as follows (the "Real Estate"):

ALL that certain condominium unit, including the common elements and limited common elements incident hereto, lying and being in Henrico County, Virginia, described as Unit No. 2575, Homeview Condominium as defined and described in the Declaration for Homeview Condominium (the "Declaration") and as more fully shown on the plats and plans set forth as Exhibits D and E, to the Declaration recorded in the Clerk's Office, Circuit Court, Henrico County, Virginia (the "Clerk's Office") in Deed book 3172, Page 328, together with an undivided interest in the common elements appurtenant thereto, as provided in the declaration.

BEING the same property conveyed to Dean Atlantic, LLC by deed from VALKAP, LLC, dated April 26, 2019, and recorded May 2, 2019, in the Circuit Court, Clerk's Office, Henrico County, Virginia, in Book 5846, at Page 1123.

WHEREAS, the Deed of Trust empowers the Trustee to sell the Real Estate for the purposes of the Deed of Trust should default be made in the payment of the Note on being required so to do by the Noteholder; and

WHEREAS, the Noteholder did by Appointment of Substitute Trustees, dated February 6, 2023, recorded February 15, 2023 in the Clerk's Office, Circuit Court, County of Henrico, Virginia, as Instrument No. 202300003222, appoint Hamill D. Jones, Jr., David F. Bernhardt, and Daniel S. Oberski, as Substitute Trustees, any one of whom may act.

WHEREAS, default having been made in the payment of the Note secured by the Deed of Trust, and Hamill D. Jones, Jr., Sole Acting Substitute Trustee (the "Substitute Trustee"), having been duly requested to initiate and conduct a foreclosure sale under the Deed of Trust by the Noteholder; and

WHEREAS, in pursuance of the above request of the Noteholder, the Substitute Trustee did on the 26th day of February, 2024 at 2:00 p.m., after giving fourteen (14) days' notice of the impending sale to Dean Atlantic, LLC, Jerry D. Howard, Sonia A. Howard, Specialty Contract Services, LLC and Strategic Grace, LLC, on January 23, 2024, by certified mail, return receipt requested, and by regular first class mail, postage prepaid; and notifying Dean Atlantic, LLC, Jerry D. Howard, Sonia A. Howard, Specialty Contract Services, LLC and Strategic Grace, LLC that the Note was accelerated and all sums were declared due and payable; and after duly advertising the time, place and terms of sale four (4) times, on February 2, 9, 16 and 23, 2024, in *The Richmond Times Dispatch*, a newspaper having general circulation in the County of Henrico, Virginia, and duly authorized to publish legal notices in the County of Henrico, Virginia, and

having given the notice required by Virginia Code Section 55.1-320.10 to all potential bidders at the sale, expose to sale at public auction to the highest bidder at 2575 Homeview Drive, Henrico, Virginia 23294, the Real Estate in accordance with the provisions of the Deed of Trust, at which sale _____ made the highest bid for and that he/she/they became the purchaser of the Real Estate at the price of \$_____ (the "Purchase Price"); and

WHEREAS, pursuant to an Assignment of Memorandum of Sale dated effective _____, 2024, _____ assigned all of his/her/its right, title and interest as purchaser of the Real Estate to the Grantees.

WHEREAS, the Grantees have duly made settlement for the Real Estate by paying the Purchase Price to the Grantor.

NOW, THEREFORE, in consideration of the premises and of the Purchase Price paid by the Grantees, the Grantor does grant and convey, with SPECIAL WARRANTY, unto the Grantees, as tenants by the entireties with the right of survivorship as at common law, the Real Estate.

This conveyance is subject to the restrictions, conditions and easements of record to the extent that they might lawfully apply to the Real Estate.

IN TESTIMONY WHEREOF, Hamill D. Jones, Jr. has executed this Trustee's Deed in accordance with authority granted to the Substitute Trustee by the Deed of Trust.

Hamill D. Jones, Jr., Sole Acting Substitute Trustee (SEAL)

COMMONWEALTH OF VIRGINIA,
CITY OF RICHMOND, to-wit:

The foregoing Trustee's Deed was acknowledged before me this _____ day of _____ by Hamill D. Jones, Jr., Sole Acting Substitute Trustee.

My commission expires: _____
Notary registration no.: _____

Notary Public

Grantees' Address:

