

DOCUMENT PREPARED BY
HIRSCHLER, FLEISCHER, WEINBERG, COX
& ALLEN A PROFESSIONAL CORPORATION
701 EAST BYRD STREET
RICHMOND, VIRGINIA 23219

THIS DEED OF BARGAIN AND SALE is made as of this 14 day of November, 1996, by and between PARK RIDGE COMMERCIAL, L.L.C., a Virginia limited liability company ("Grantor"); and JAMES F. HUBBARD and BETTY M. HUBBARD, husband and wife ("Grantees").

W I T N E S S E T H:

In consideration of Ten Dollars (\$10.00) cash in hand paid by Grantees to Grantor and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor, subject to the matters set forth below, grants and conveys unto Grantees, as tenants by the entirety with the right of survivorship as at common law, with Special Warranty, the property described on Exhibit A attached hereto and by this reference made a part hereof.

The property herein conveyed is conveyed subject to the restriction that for a period of fifty (50) years from the date of recordation of this Deed, the subject property herein described shall not be used or operated as a day care or child care facility including, without limitation, any operation involving babysitting or child care services of any kind. By acceptance of this Deed Grantees acknowledge and agree that this restrictive covenant shall be binding on Grantees, their successors and assigns, and shall run with title to the property herein conveyed. It is acknowledged and agreed that this restriction is for the benefit of the present and any future owner of the adjacent parcel containing .7302 acres known as Section 21A Park Ridge, Stafford County, Virginia, as shown on Plat recorded in Plat Book 22, page 131. ✓

This conveyance is made expressly subject to a 24 foot easement for ingress and egress, and certain other easements, over and across the subject property for the benefit of the adjacent real estate, granted by Easement Agreement recorded in the Clerk's Office, Stafford County, Virginia, in Deed Book 813, page 477.

This conveyance is also further subject to all applicable easements, conditions, restrictions and agreements of record.

WITNESS the following signatures:

PARK RIDGE COMMERCIAL, L.L.C.,
a Virginia limited liability
company

By: 
Its: _____


500.00
16.00
500.00
500.00
3,316.00 ✓

STATE OF VIRGINIA

CITY/~~COUNTY~~ OF FREDERICKSBURG, to-wit:

The foregoing deed was acknowledged before me this 14th day of November, 1996 by Edmund O. Muniscare, JR as Member of Park Ridge Commercial, L.L.C., a Virginia limited liability company, on behalf of the company.

My commission expires: 7/31/97



Notary Public

GRANTEES' ADDRESS:

33 Paynes Lane

Stafford VA 22554

Consideration: \$ 1,000,000.

EXHIBIT A

ALL that certain tract or parcel of land, with all improvements thereon and appurtenances thereto, situate, lying and being in Rock Hill Magisterial District, Stafford County, Virginia, and being PARCEL "G", containing 3.274 ACRES, as shown on plat of Harry A.V. Lundstrom, Jr., C.E., dated November 6, 1992, recorded at Plat Book 24, Pages 216 and 217, in the Circuit Court of Stafford County, Virginia. ✓

BEING the same property acquired by Park Ridge Commercial, L.L.C. by deed from Larry D. Silver and Edward O. Minniear, Jr., dated May 18, 1995, and recorded in the Clerk's Office of the Circuit Court, Spotsylvania County, Virginia in Deed Book 1110, page 185. ✓

#4994 - 18622.01802

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD TO-WIT:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE
COUNTY OF STAFFORD, THE 15 DAY OF November, 1996
THE FOREGOING DEED WAS PRESENTED AND
WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 11:13
AM AND INDEXED AFTER PAYMENT OF \$ 1,000.00 TAX IMPOSED
BY 58.1-800., ET. SEQ. TESTE:

THOMAS MONCURE, JR., CLERK

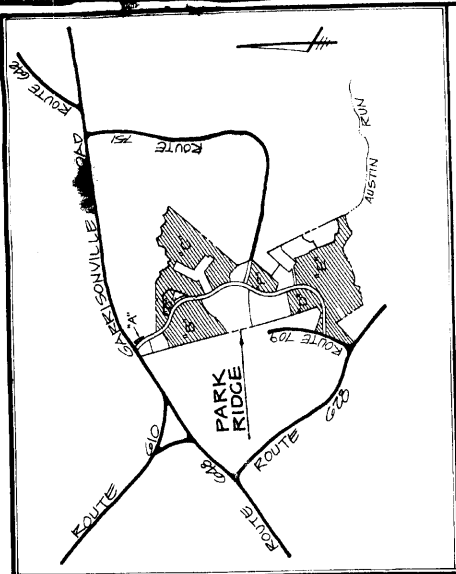
By: *Michael F. Kendrick, Jr.*

NOTE:

1) REFERENCE IS MADE TO A CEMETERY
IN PARCEL 1. THIS CEMETERY
CANNOT BE LOCATED.

VICINITY MAP

SCALE: 1" = 2,000'



SILVER COMMUNITIES INC.
TO
SILVER DEV. CO.
PB 24 PG 216 & 217
TR 544 PG 203
7-15-93



REVISED PARCEL 'G' 11-10-92

ROCK HILL MAGISTERIAL DISTRICT
STAFFORD COUNTY, VIRGINIA
DATE: NOVEMBER 6, 1992
SCALE: 1" = 200'

PARK RIDGE

HARRY A. LINDSTROM, JR.
CONSULTING ENGINEER
4001 BRADDOCK ROAD SUITE 270
SPRINGFIELD, VIRGINIA 22154

SHEET
1 OF 2

25000-92-4874-12

ROUTE 60

PARCEL - "A"
0.282 AC.

PARCEL - "B"
23.417 AC.

PARCEL - "C"
50.555 AC.

PARCEL "G"
5.214 AC.

PARCEL "H"
5.214 AC.

SECTION 1

SECTION 2

SECTION 3

SECTION 4

SECTION 5

SECTION 6

SECTION 7

SECTION 8

SECTION 9

SECTION 10

SECTION 11

SECTION 12

SECTION 13

SECTION 14

SECTION 15

SECTION 16

SECTION 17

SECTION 18

SECTION 19

SECTION 20

SECTION 21

SECTION 22

SECTION 23

SECTION 24

SECTION 25

SECTION 26

SECTION 27

SECTION 28

SECTION 29

SECTION 30

SECTION 31

SECTION 32

SECTION 33

SECTION 34

SECTION 35

SECTION 36

SECTION 37

SECTION 38

SECTION 39

SECTION 40

SECTION 41

SECTION 42

SECTION 43

SECTION 44

SECTION 45

SECTION 46

SECTION 47

SECTION 48

SECTION 49

SECTION 50

SECTION 51

SECTION 52

SECTION 53

SECTION 54

SECTION 55

SECTION 56

SECTION 57

SECTION 58

SECTION 59

SECTION 60

SECTION 61

SECTION 62

SECTION 63

SECTION 64

SECTION 65

SECTION 66

SECTION 67

SECTION 68

SECTION 69

SECTION 70

SECTION 71

SECTION 72

SECTION 73

SECTION 74

SECTION 75

SECTION 76

SECTION 77

SECTION 78

SECTION 79

SECTION 80

SECTION 81

SECTION 82

SECTION 83

SECTION 84

SECTION 85

SECTION 86

SECTION 87

SECTION 88

SECTION 89

SECTION 90

SECTION 91

SECTION 92

SECTION 93

SECTION 94

SECTION 95

SECTION 96

SECTION 97

SECTION 98

SECTION 99

SECTION 100

SECTION 101

SECTION 102

SECTION 103

SECTION 104

SECTION 105

SECTION 106

SECTION 107

SECTION 108

SECTION 109

SECTION 110

SECTION 111

SECTION 112

SECTION 113

SECTION 114

SECTION 115

SECTION 116

SECTION 117

SECTION 118

SECTION 119

SECTION 120

SECTION 121

SECTION 122

SECTION 123

SECTION 124

SECTION 125

SECTION 126

SECTION 127

SECTION 128

SECTION 129

SECTION 130

SECTION 131

SECTION 132

SECTION 133

SECTION 134

SECTION 135

SECTION 136

SECTION 137

SECTION 138

SECTION 139

SECTION 140

SECTION 141

SECTION 142

SECTION 143

SECTION 144

SECTION 145

SECTION 146

SECTION 147

SECTION 148

SECTION 149

SECTION 150

SECTION 151

SECTION 152

SECTION 153

SECTION 154

SECTION 155

SECTION 156

SECTION 157

SECTION 158

SECTION 159

SECTION 160

SECTION 161

SECTION 162

SECTION 163

SECTION 164

SECTION 165

SECTION 166

SECTION 167

SECTION 168

SECTION 169

SECTION 170

SECTION 171

SECTION 172

SECTION 173

SECTION 174

SECTION 175

SECTION 176

SECTION 177

SECTION 178

SECTION 179

SECTION 180

SECTION 181

SECTION 182

SECTION 183

SECTION 184

SECTION 185

SECTION 186

SECTION 187

SECTION 188

SECTION 189

SECTION 190

SECTION 191

SECTION 192

SECTION 193

SECTION 194

SECTION 195

SECTION 196

SECTION 197

SECTION 198

SECTION 199

SECTION 200

SECTION 201

SECTION 202

SECTION 203

SECTION 204

SECTION 205

SECTION 206

SECTION 207

SECTION 208

SECTION 209

SECTION 210

SECTION 211

SECTION 212

SECTION 213

SECTION 214

SECTION 215

SECTION 216

SECTION 217

SECTION 218

SECTION 219

SECTION 220

SECTION 221

SECTION 222

SECTION 223

SECTION 224

SECTION 225

SECTION 226

SECTION 227

SECTION 228

SECTION 229

SECTION 230

SECTION 231

SECTION 232

SECTION 233

SECTION 234

SECTION 235

SECTION 236

SECTION 237

SECTION 238

SECTION 239

SECTION 240

SECTION 241

SECTION 242

SECTION 243

SECTION 244

SECTION 245

SECTION 246

SECTION 247

SECTION 248

SECTION 249

SECTION 250

SECTION 251

SECTION 252

SECTION 253

SECTION 254

SECTION 255

SECTION 256

SECTION 257

SECTION 258

SECTION 259

SECTION 260

SECTION 261

SECTION 262

SECTION 263

SECTION 264

SECTION 265

SECTION 266

SECTION 267

SECTION 268

SECTION 269

SECTION 270

SECTION 271

SECTION 272

SECTION 273

SECTION 274

SECTION 275

SECTION 276

SECTION 277

SECTION 278

SECTION 279

Enlarge ment PB 24 ; P. 216

FAKUEL - A
0.282 Ac.

NF SILVER
PARK RIDGE
SECTION 22

N/F
RAINES

N/F BAUER N/F MYERS N/F
BENSON GRIFFIN

N/F
ARRINGTON

TRUSTEES N/F
STAFFORD OF NORTH
BAPTIST CHURCH

N/F
CASTLE

N/F
TRUSTEES
THE CHURCH
GOD AT STAFFO

N 12° 32' 18" W —
35.44'

三

161.86'

PARCEL - " 23.417 AC.

SECTION 7

THIS DEED (exempt from recordation tax pursuant to Virginia Code Section 58.1-811.A.7), made and entered into this 18th day of May, 1995, by and between SILVER DEVELOPMENT CO., a Virginia corporation, Grantor; and LARRY D. SILVER and EDWARD O. MINNIEAR, JR., Grantee.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English covenants of title unto the said Grantees, LARRY D. SILVER and EDWARD O. MINNIEAR, JR., as tenants in common, in fee simple, the following described real estate, to-wit:

All that certain tract or parcel of land, with all improvements thereon and all appurtenances thereto, situate, lying and being in Rock Hill Magisterial District, Stafford County, Virginia, and being PARCEL "G", CONTAINING 3.274 ACRES, as shown on plat of Harry A.V. Lundstrom, Jr., C.E., dated November 6, 1992, recorded at Plat Book 24, Pages 216 and 217, in the Circuit Court of Stafford County, Virginia.

Being a portion of the same property acquired by Silver Development Co., a Virginia corporation, by Deed of Silver Communities, Inc., a Virginia corporation, dated May 13, 1993, and recorded in the aforesaid Clerk's Office in Deed Book 944, Page 203.

This conveyance is made subject to taxes and assessments not yet due and payable, and all easements, conditions, restrictions, agreements, and other matters of record, all highways and rights of way, and all matters that would be

GRANTEE: P. O. BOX 7566
FREDERICKSBURG, VA 22404

GOODPASTURE, PURVIS & FRACKELTON, P.C. • Attorneys at Law
1602 William Street, Fredericksburg, Virginia 22401 • (703) 371-5107

Ret 6-21-95

13-00
14-00

disclosed by an accurate survey and inspection of the premises.

WITNESS the following signature and seal:

SILVER DEVELOPMENT CO.,
a Virginia corporation.

By: [Signature] (SEAL)
Edward O. Minniear, Jr., President

STATE OF VIRGINIA

City of Fredericksburg, to-wit:

The foregoing instrument was acknowledged before me this 18th day of May, 1995, by Edward O. Minniear, Jr., as President of Silver Development Co., a Virginia corporation.

My commission expires:

9-30-97

[Signature] (SEAL)
Notary Public

was commissioned Notary as
Kristin J. Morton

parkdeed.doc

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD TO-WIT:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE
COUNTY OF STAFFORD, THE 19 DAY OF May, 19 95
THE FOREGOING DEED WAS PRESENTED AND
WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 1.28
PM AND INDEXED AFTER PAYMENT OF \$ ✓ TAX IMPOSED
BY 58.1-800, ET. SEQ.

TESTE:

THOMAS MONCURE, JR., CLERK

By: [Signature]

BOOK 1110 PAGE 185

5883

THIS DEED (exempt from recordation tax pursuant to Virginia Code Section 58.1-811.A.10), made and entered into this 18th day of May, 1995, by and between LARRY D. SILVER and EDWARD O. MINNIEAR, JR., Grantors; and PARK RIDGE COMMERCIAL L.L.C., a Virginia limited liability company, Grantee.

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English covenants of title unto the said Grantee, PARK RIDGE COMMERCIAL L.L.C., a Virginia limited liability company, in fee simple, the following described real estate, to-wit:

All that certain tract or parcel of land, with all improvements thereon and all appurtenances thereto, situate, lying and being in Rock Hill Magisterial District, Stafford County, Virginia, and being PARCEL "G", CONTAINING 3.274 ACRES, as shown on plat of Harry A.V. Lundstrom, Jr., C.E., dated November 6, 1992, recorded at Plat Book 24, Pages 216 and 217, in the Circuit Court of Stafford County, Virginia.

Being the same property acquired by Larry D. Silver and Edward O. Minniear, Jr. by Deed of Silver Development Co., a Virginia corporation, dated May 18, 1995, and recorded in the aforesaid Clerk's Office immediately prior hereto.

This conveyance is made subject to taxes and assessments not yet due and payable, and all easements, conditions, restrictions, agreements, and other matters of record, all highways and rights of way, and all matters that would be

GRANTEE: P. O. BOX 7566
FREDERICKSBURG, VA 22404


GOODPASTURE, PURVIS & FRACKELTON, P.C. • Attorneys at Law
1602 William Street, Fredericksburg, Virginia 22401 • (703) 371-5107

Ret 6-21-95

1.00
13.00
14.00

disclosed by an accurate survey and inspection of the premises.

WITNESS the following signature and seal:

 (SEAL)
LARRY D. SILVER

 (SEAL)
EDWARD O. MINNIETEAR, JR.


STATE OF VIRGINIA

City of Fredericksburg, to-wit:

The foregoing instrument was acknowledged before me this 18th day of May, 1995, by Larry D. Silver.

My commission expires:

My Commission Expires September 30, 1997

 (SEAL)
Notary Public "I was commissioned Notary as
Kristin J. Morton"

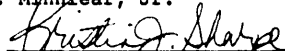
STATE OF VIRGINIA

City of Fredericksburg, to-wit:

The foregoing instrument was acknowledged before me this 18th day of May, 1995, by Edward O. Minnietear, Jr.

My commission expires:

My Commission Expires September 30, 1997

 (SEAL)
Notary Public "I was commissioned Notary as
Kristin J. Morton"

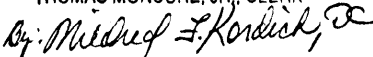
parkdeed.doc

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD TO-WIT:

IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT FOR THE
COUNTY OF STAFFORD, THE 19 DAY OF May, 1995
THE FOREGOING DEED WAS PRESENTED AND
WITH THE CERTIFICATE ANNEXED ADMITTED TO RECORD AT 1:30
PM AND INDEXED AFTER PAYMENT OF \$ ✓ TAX IMPOSED
BY 58.1-800., ET. SEQ.

TESTE:

THOMAS MONCURE, JR., CLERK

By: 

Ret to: Goodpasture, Purvis & Grackellon
6-21-95

5884

BOOK 1110 PAGE 187
RESOLUTION OF MEMBERS OF
PARK RIDGE L.L.C.

THIS RESOLUTION is made as of this 11th day of May, 1995, by LARRY D. SILVER and EDWARD O. MINNIEAR, JR., being all of the members of PARK RIDGE COMMERCIAL L.L.C., a Virginia limited liability company.

WHEREAS, it is desired by all members of Park Ridge Commercial L.L.C., a Virginia limited liability company (the "Company") that Edward O. Minniear, Jr. and Larry D. Silver, both of whom are managers of the Company, and either of whom may act, pursuant to a written Operating Agreement dated April 24, 1995, be empowered and authorized to execute and deliver contracts of sale, deeds, notes, deeds of trust, settlement statements and similar transaction documents related to the sale, encumbrance, and development, by the Company, of real property located in Stafford County, Virginia.

NOW, THEREFORE, BE IT RESOLVED, that either Manager is hereby empowered and authorized to execute and deliver, on behalf of the Company, contracts of sale, deeds, notes, deeds of trust, settlement statements and similar transaction documents related to the sale, encumbrance, and development, by the Company, of real property located in Stafford County, Virginia, and to take all other actions, in his reasonable discretion, as may be necessary to effectuate and consummate such transactions for the benefit of the Company;

AND BE IT RESOLVED FURTHER, that any such documents or instruments executed and delivered by either Manager, or any such actions taken by either of them on behalf of the Company, are hereby

ratified and confirmed, and all such acts are adopted as the Company's own;

AND BE IT RESOLVED FURTHER, that any such instrument, executed by either of them on behalf of the Company shall be conclusive evidence of the consent and authorization of all the members of the Company to the conveyance, encumbrance or action set forth in said instrument until and unless a new resolution executed by the members shall be recorded.

IN WITNESS WHEREOF, the undersigned, being all the members of the Company, have executed this resolution effective as of the date first above written.

PARK RIDGE COMMERCIAL L.L.C.

By: [Signature] (SEAL)
Larry D. Silver, Member

By: [Signature] (SEAL)
Edward O. Minniear, Jr., Member

STATE OF VIRGINIA

COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 11th day of May, 1995, by Larry D. Silver as Member of Park Ridge Commercial L.L.C., a Virginia limited liability company.

My commission expires:

11-30-97

Notary Public

[Signature] (SEAL)
James D. Bell

STATE OF VIRGINIA

COUNTY OF SPOTSYLVANIA, to-wit:

The foregoing instrument was acknowledged before me this 11th day of May, 1995, by Edward O. Minniear, Jr. as Member of Park Ridge Commercial L.L.C., a Virginia limited liability company.

My commission expires:

11-30-97

Notary Public

[Signature] (SEAL)
James D. Bell

THIS DEED, made and entered into this 13th day of May, 1993, by and between SILVER COMMUNITIES, INC., a Virginia corporation, (the "Grantor"); and SILVER DEVELOPMENT CO., a Virginia corporation, (the "Grantee"), provides:

W I T N E S S E T H :

That for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title unto the said Grantee, SILVER DEVELOPMENT CO., a Virginia corporation, in fee simple, the following described real estate, to-wit:

All those seven certain tracts or parcels of land, with all improvements thereon and all appurtenances thereto, situate, lying and being in the Rock Hill Magisterial District, Stafford County, Virginia, and being Parcel "A" of 0.282 acres, Parcel "B" of 23.417 acres, Parcel "C" of 50.555 acres, Parcel "D" of 9.476 acres, Parcel "E" of 51.319 acres, Parcel "F" of 7.884 acres, and Parcel "G" of 3.274 acres, all as shown on plat of Harry A. V. Lundstrom, Jr., C.E., dated November 6, 1992, a copy of which plat is attached hereto and to be recorded herewith in the Clerk's Office of the Circuit Court of Stafford County, Virginia.

Being portions of the same property acquired by Silver Communities, Inc., a Virginia corporation, by the following three Deeds:

1. Deed from Silver Land Company, a Virginia corporation, dated August 22, 1989, and recorded in the aforesaid Clerk's Office in Deed Book 693, at Page 655.
2. Deed from Roy W. Whetzel, Jr. and Hazel K. Whetzel, husband and wife, dated April 26, 1990, and recorded in the aforesaid Clerk's Office in Deed Book 732, at Page 170.
3. Deed from David E. Blackett and Patricia Blackett, husband and wife, dated April 24, 1990, and recorded

CONSIDERATION: \$2,758,750.00
GRANTEE: 4500 PLANK ROAD
FREDERICKSBURG, VA 22407
GOODPASTURE, PURVIS & FRACKELTON, P.C. • Attorneys at Law
1602 William Street, Fredericksburg, Virginia 22401 • (703) 371-5107

4/38.20
11,379.41
1.00
23.00
1379.50
1379.50
8310.60

10,50

BOOK 944 PAGE 204

in the aforesaid Clerk's Office in Deed Book 732, at Page 014.

It is the intention of the Grantor to convey hereby all of its remaining right, title and interest in and to the real property composing the project known as the Park Ridge Planned Unit Development, and being any remainder of the property acquired by the three said Deeds. Therefore, to the extent not expressly described hereinabove, the Grantor does hereby further convey any and all of such remaining interest in such real property unto the Grantee.

This conveyance is made subject to taxes and assessments not yet due and payable, and all easements, conditions, restrictions, agreements, and other matters of record, all highways and rights of way, and all matters that would be disclosed by an accurate survey and inspection of the premises.

WITNESS the following signature and seal:

SILVER COMMUNITIES, INC.,
a Virginia corporation


By:  (SEAL)
Edward O. Minniear, Jr., President

Plot Book 24
Pages 216 & 217

STATE OF VIRGINIA

County of Spotsylvania, to-wit:

The foregoing instrument was acknowledged before me this 13th day of May, 1993, by Edward O. Minniear, Jr. as President of Silver Communities, Inc., a Virginia corporation, on behalf of the corporation.

 (SEAL)
Notary Public

My commission expires: 9/30/97