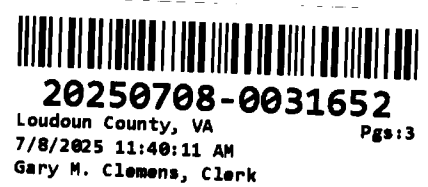


Tax Map No. 231-28-5939-013

Prepared by/Return to: Jordan M. Spivok, Esquire
Protas, Spivok & Collins, LLC
4330 East West Highway, Suite 900
Bethesda, Maryland 20814



Trustee: Linda M. Barran, Esquire
Protas, Spivok & Collins, LLC
4330 East West Highway, Suite 900
Bethesda, Maryland 20814

DEED OF APPOINTMENT OF SUBSTITUTE TRUSTEES

This Deed of Appointment of Substitute Trustees, is made this 26 day of June, 2025, by Sandy Spring Bank, a division of Atlantic Union Bank, successor in interest by merger to WashingtonFirst Bank (hereinafter called the "Noteholder.").

WITNESSETH:

WHEREAS, Robert D. Carte, has heretofore executed a Deed of Trust, dated December 16, 2014, and recorded among the Land Records of Loudoun County, Virginia on December 31, 2014, as Instrument No. 20141231-0074116, conveying to George W. Connors and Shaza L. Andersen, Trustees, 319 Harrison Street, SE, Leesburg, Virginia 20175, for the benefit of the Noteholder, of a Home Equity Line Agreement and Disclosure, dated December 16, 2014, therewith in the original principal sum of Seventy-Five Thousand, Eight Hundred, Fifty Dollars and 00/100 Dollars (\$75,850.00) payable to WashingtonFirst Bank, and presently held by the Noteholder, and conveying certain property located in the County of Loudoun, Virginia, being more particularly described as:

All that certain condominium unit, including common elements incident thereto, known as Unit Thirteen (13), 319 Harrison Street, in the Condominium project identified as MARKET SQUARE SOUTH, (The Condominium), as described in the Declaration of

MARKET SQUARE SOUTH CONDOMINIUM, (the Declaration), establishing a plan for Condominium ownership recorded on November 6, 1985, in Deed Book 878 at Page 821, in the Clerk's Office of the Circuit Court in Loudoun County, Virginia, and as shown on a plat known by Bengston, DeBell, Elkin & Titus, a professional corporation, dated October 1, 1985, recorded in Deed Book 878 at Page 821, et seq., reference to which is made for a more particular description of the property herein conveyed

AND BEING the same property as conveyed in Deed Book 1990 at Page 994, among the Land Records in Loudoun County, Virginia.


The Real Property or its address is commonly known as 319 Harrison Street, SE, Leesburg, Virginia 20175. The Real Property Tax Map Reference No. is 231-28-5939-013.

WHEREAS, aforementioned Deed of Trust expressly provides that the holder of the indebtedness secured by said Deed of Trust shall have the right and is authorized to appoint by an instrument in writing, duly executed, acknowledged, and recorded wherever the Deed of Trust is recorded, a substitute trustee or trustees in the place and stead of the Trustees therein named with or without cause.

NOW THEREFORE, in exercise of the power contained in the aforementioned Deed of Trust and or every other power enabling the same to be done, the Noteholder does hereby appoint Linda M. Barran, Esquire, a resident of Virginia residing at 663 S. Columbus Street, Alexandria, Virginia 22314, to be the Trustee in the place and stead of the original Trustees, George W. Connors and Shaza L. Andersen, heretofore Trustees under the aforementioned Deed of Trust; and it is hereby agreed that the said Linda M. Barran, Esquire, Substitute Trustee, shall hold the property described in the aforementioned Deed of Trust for the same purposes and with all the same rights, title, powers and authority conferred upon, charged upon the Trustees by the said Deed of Trust and with the same force and effect as if he had been originally named therein.

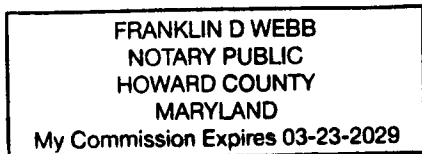
IN WITNESS WHEREOF, the Noteholder has caused this Deed of Appointment to be subscribed by its duly authorized representative as of the date first above written.

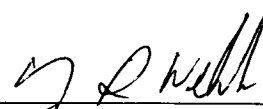
SANDY SPRING BANK,
a division of Atlantic Union Bank

By:  [SEAL]
George J. Harrison, Vice President

STATE OF MARYLAND)
) ss:
COUNTY Howard)

The foregoing Deed of Appointment of Substitute Trustee was acknowledged before me this 26th day of June, 2025, by George J. Harrison, Vice President of the Noteholder, Sandy Spring Bank, a division of Atlantic Union Bank, who acknowledged that he executed the instrument as the act and deed of Sandy Spring Bank, a division of Atlantic Union Bank.




Notary Public
My Commission expires: March 23, 2029