

50-192904

98 SEP 17 P 3:46

BUFORD & ASSOCIATES, P C  
ATTORNEYS AT LAW  
3921 Old Lee Hwy  
Suite 72 C  
FAIRFAX, VA 22030  
(703) 273-1400 Fax (703) 591-3270

Box 47

THIS DEED is made this 16 day of September, 1998, by and between John T. Kincheloe, Executor of the Estate of Helen V. O'Keefe, as Grantor; and Gloria R. Sartori, Trustee, or her successors, of the Gloria R. Sartori Revocable Trust, dated February 18, 1998, as Grantee.

WITNESSETH

That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant and convey, with Special Warranty unto the Trustee, the following property located in the County of FAIRFAX, Virginia ("the property") as described on Exhibit "A" and "Plat" attached hereto and made a part hereof

TO HAVE AND TO HOLD the property in fee simple, upon the trusts and for the uses and purposes set forth herein and in the Trust Agreement, including the following:

Full power and authority is hereby granted to the Trustee or her successors to protect and conserve the property, to sell, contract to sell and grant options to purchase the Property and any right, title or interest therein on any terms, to exchange the Property or any part thereof for any other real or personal property upon any terms; to convey the Property by deed or other conveyance to any grantee, with or without consideration; to mortgage, execute a deed of trust on, pledge or otherwise encumber the Property or any part thereof, to lease, contract to lease, grant options to lease and renew, extend, amend and otherwise modify leases on the Property or any part thereof from time to time, for any period of time, for any rental and upon any other terms and conditions, and to release, convey or assign any other right, title or interest whatsoever in the Property or any part thereof.

No party dealing with the Trustee in relation to the Property in any manner whatsoever, and (without limiting the foregoing) no party to whom the Property or any part thereof or any interest therein shall be conveyed, contracted to be sold, leased or mortgaged by the trustee, shall be obliged (a) to see to the application of any purchase money, rent or money borrowed or other wise advanced on the Property, (b) to see that the terms of the trust have been complied with, (c) to inquire into the authority, necessity or expediency of any act of Trustee, or (d) privileged to inquire into any of the terms of the Trust Agreement creating said trust. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Property shall be conclusive evidence in favor of every person claiming any right, title or interest thereunder; (a) that at the time of the delivery thereof the said trust was in full force and effect, (b) that such instrument was executed in accordance with the trust, terms and conditions thereof and of the said Trust Agreement and is binding upon all beneficiaries thereunder, (c) that the Trustee was duly authorized and empowered to execute and deliver every such instrument, and (d) if a conveyance has been made to a successor or successors in trust, that such successor or successors have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in trust

The Trustee shall have no individual liability or obligation whatsoever arising from Trustee's ownership as Trustee of the legal title to the Property, or with respect to any act done or contract entered into or indebtedness incurred by said Trustee in dealing with said Property, or in otherwise acting as Trustee, except only so far as said Property and any trust funds in the actual possession of the Trustee shall be applicable

consideration \$ 410,000 00  
Tax Map # 095- 4-01-0010

Grantee's Address  
10106 Renfrew Road  
Silver Spring, MD 20901

BK10571 0911

to the payment and discharge thereof

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

This Deed is governed by and is to be read and construed with reference to Section 55-17.1 of the Code of Virginia, 1950, as amended, and in force.

This conveyance is made subject to easements, conditions and restrictions of record insofar as they lawfully affect the Property

WITNESS the following signature(s) and seal(s):

THE ESTATE OF HELEN V. O'KEEFE

BY: John T. Kincheloe, Executor  
John T. Kincheloe, Executor

State of Virginia  
County of Fairfax, to-wit

I, the undersigned, a notary public for the aforesaid county and state, certify that John T. Kincheloe, Executor of the Estate of Helen V. O'Keefe, appeared before me this 16 day of September, 1998, to acknowledge the forgoing Deed.

My commission expires 7/31/2000

[Signature]  
Notary Public

File # 60640BF

BK10571 0913

EXHIBIT A

Commitment No # 1190

File No.# 60640BF

All that certain lot or parcel of land, with all the appurtenances thereto belonging, lying and being in the County of Fairfax, State of Virginia, and more particularly described as follows

22 09425 acres, more or less, as set forth on the Plat entitled "Survey on the Estate of Helen V O'Keefe", dated June 9, 1997, by John D Jarrett, C L S , attached hereto as Exhibit "A" TOGETHER WITH AND SUBJECT TO easements, covenants and restrictions appearing of record and as set forth on the plat

AND BEING PART OF the same property in Deed Book G-7 at page 205 and devised to Helen V O'Keefe in Will Book 97 at page 468, as recorded among the land records of Fairfax County, Virginia

For Further derivation of title, attention is directed to Will Book 536 at page 1953, as recorded among the aforesaid land records

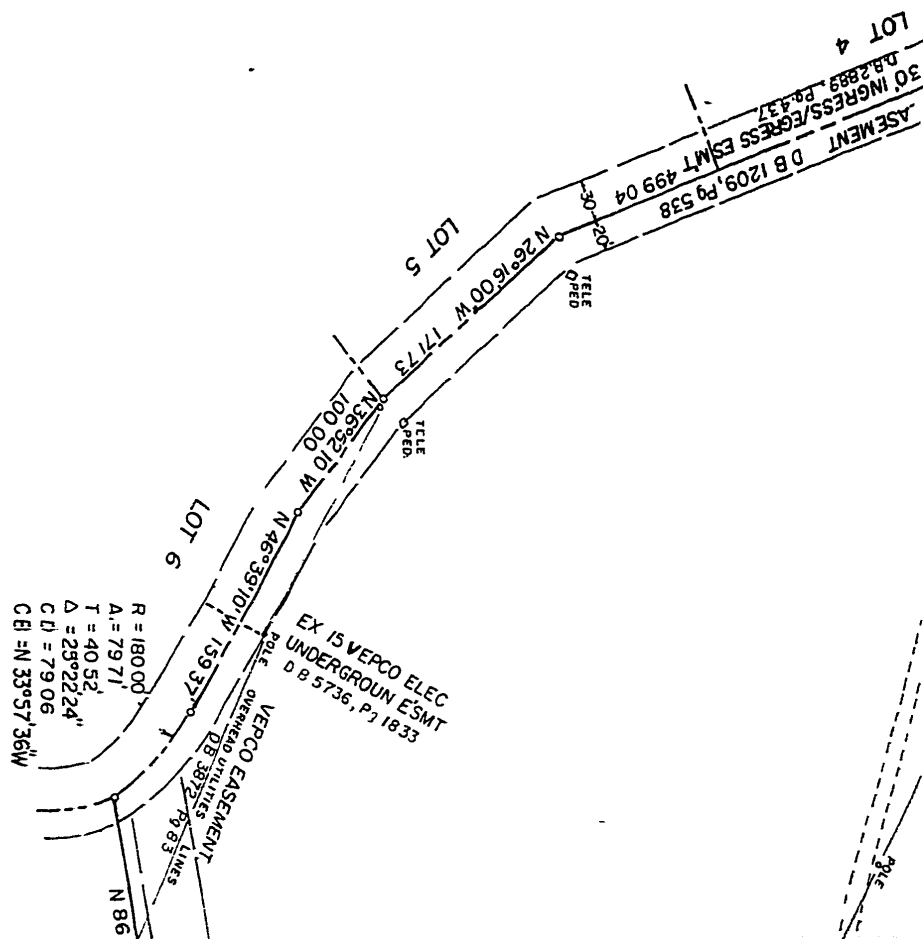
Tax Map # 095-4-01-0010

with plat attached

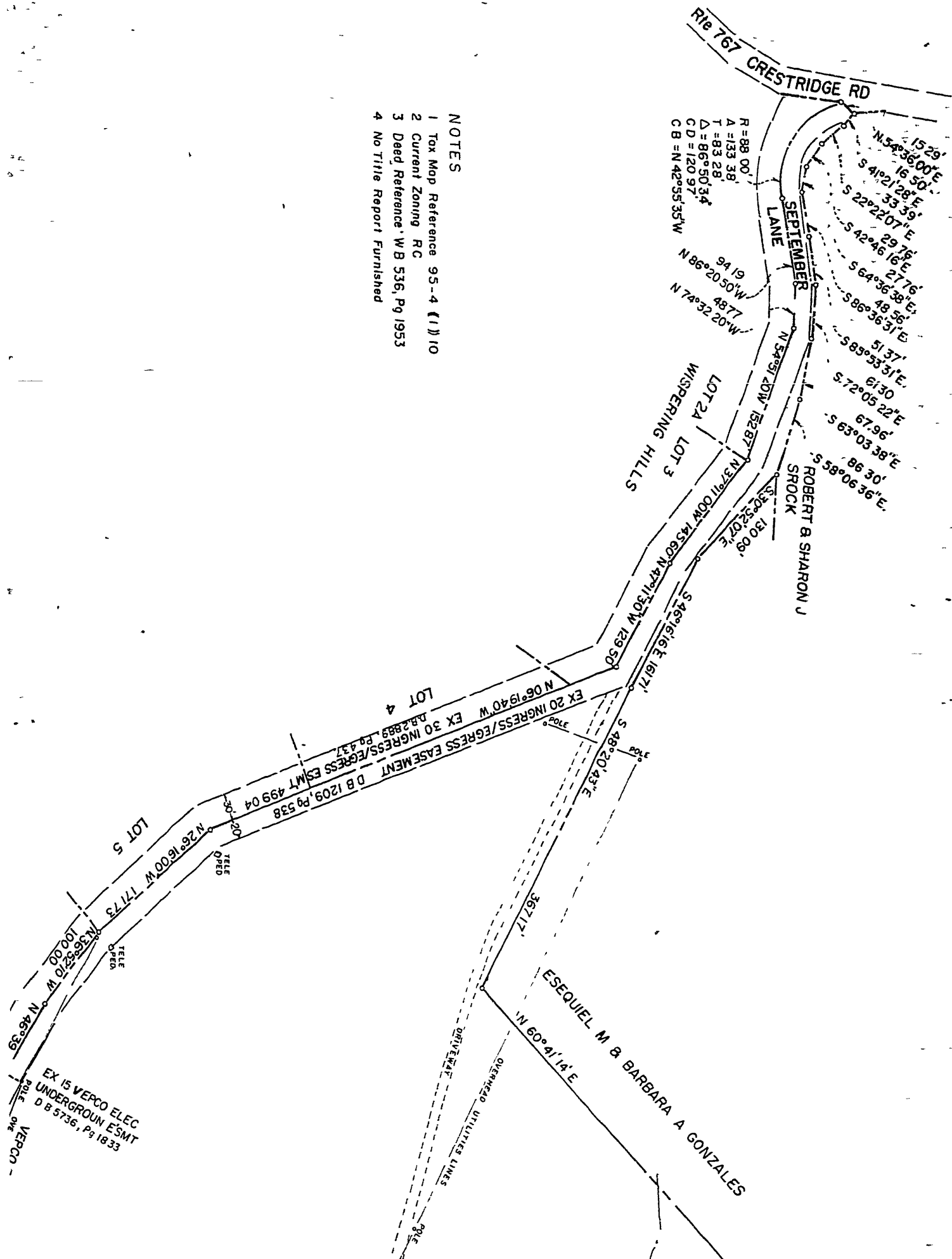
SEP 17 98  
RECORDED - 1374 CO VA  
TESTE  
CLEAN

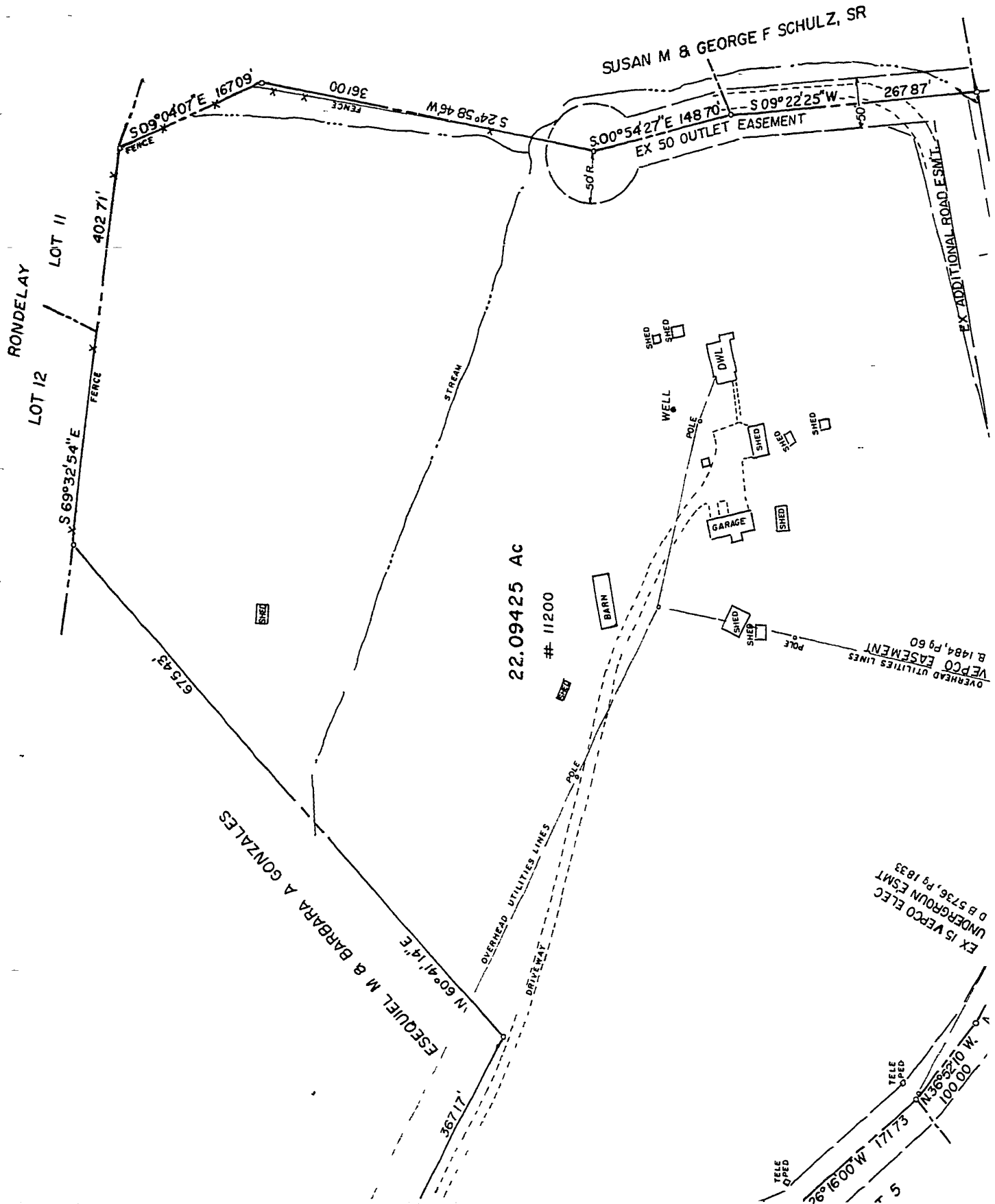
This Commitment Valid Only When Schedule B Attached

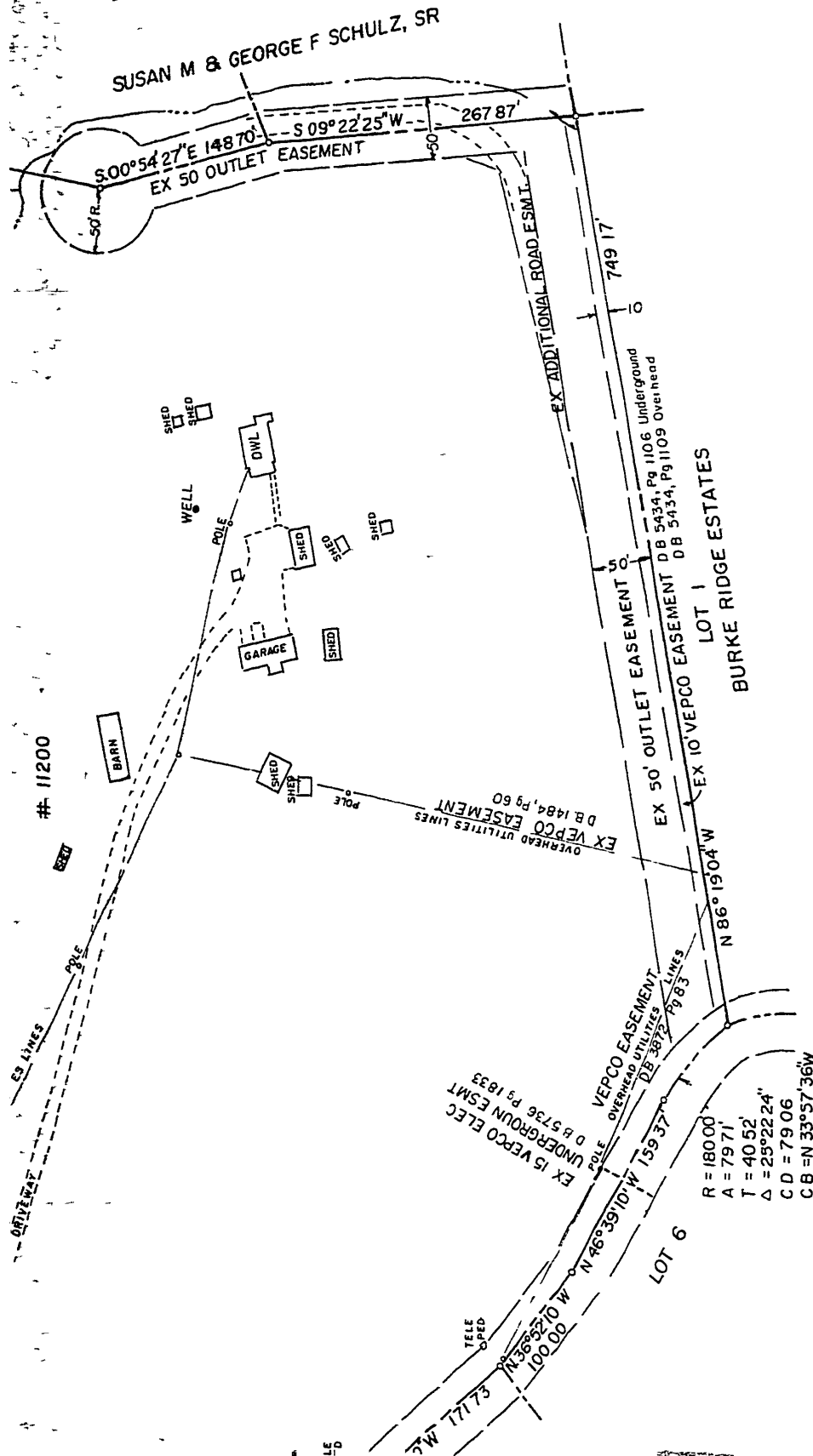
- 1 Tax Map Reference 95-4 (1) 10
- 2 Current Zoning RC
- 3 Deed Reference W.B. 536, Pg 1953
- 4 No Title Report Furnished



- NOTES
- 1 Tax Map Reference 95-4 (1) 10
  - 2 Current Zoning RC
  - 3 Deed Reference WB 536, Pg 1953
  - 4 No Title Report Furnished







SURVEY ON  
THE ESTATE OF  
**HELEN V. O'KEEFE**  
SPRINGFIELD DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
SCALE: 1" = 100' JUNE 9, 1997

JARRETT SURVEYS INC.  
P O Box 9051 McLEAN, VA 22102-0051  
Ph 703-893-7544 Fax: 703-893-0337

