

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE SELLER AND HAS NOT HANDLED ANY SETTLEMENT RELATED TO THIS TRANSFER NOR REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS TRANSFER.

Tax Map Number: 42A3-(A)-14

This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
The scrivener of this deed has not examined the title to the real estate herein conveyed.
Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

DECLARATION AND BOUNDARY DIVISION WITH SURVEY AND PLAT

THIS DECLARATION AND BOUNDARY DIVISION WITH SURVEY AND PLAT is made and entered into this ____ day of March, 2018, by and between **CRAZY CROW HOLDINGS, LLC**, a Virginia limited liability company, as DECLARANT/GRANTOR/GRANTEE/PARTY OF THE FIRST PART, whose address is 574 Jefferson Drive, Palmyra, Virginia 22963.

WITNESSETH:

WHEREAS, the Declarant is the owner of a certain parcel of real estate lying and being situate in the Town of Luray, Page County, Virginia, containing 24,583 square feet, more or less, which land was conveyed to the Declarant by deed dated November 8, 2017, from Faria Investments, LLC, which deed is recorded in the Clerk's Office of the Circuit Court of Page County, Virginia as Instrument Number 2017-2651; and

WHEREAS, the Declarant has caused a survey plat to be made by Michelle Biller, Land Surveyor, dated February 5, 2018, of this real estate, dividing the original 24,583 square feet parcel of land into two (2) distinct parcels containing: (1) 12,301 square feet, more or less,

(designated as “Parcel A”); and (2) 12,282 square feet, more or less, (designated as “Parcel B”), respectively; and

WHEREAS, the Declarant now desires to record the attached survey plat and to designate these two (2) parcels of land as separate and distinct tracts of land.

NOW, THEREFORE, the Declarant offers the attached survey plat prepared by Michelle Biller, Land Surveyor, dated February 5, 2018, for recording, and does hereby declare and designate the aforesaid parcels containing: (1) 12,301 square feet, more or less, (designated as “Parcel A”); and (2) 12,282 square feet, more or less, (designated as “Parcel B”), respectively as shown thereon, as separate and distinct tracts of land.

Both parcels shall have the benefit of all existing right-of-way and other easements appurtenant to the original 24,583 square feet parcel of land, which easements shall continue with and be appurtenant to the aforesaid Parcel A and Parcel B.

The platting or dedication of the land described in the attached survey plat is with the free consent and in accordance with the desire of the undersigned owners, proprietors and trustees.

This declaration is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the property.

WITNESS the following signatures and seals.

--SIGNATURE PAGE FOLLOWS--

CRAZY CROW HOLDINGS, LLC
a Virginia limited liability company

By: _____(SEAL)
Name: _____
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Manager, on behalf of Crazy Crow Holdings, LLC, a Virginia limited liability company.

My commission expires _____.
My registration number is _____.

Notary Public