

ROCKINGHAM COUNTY
Chaz W. Haywood
CLERK OF COURT
Harrisonburg, VA 22801



Instrument Number: 2015- 00030938

AS

Recorded On: December 18, 2015 Deed of Bargain & Sale

Parties: PHEASANT RUN TOWNHOMES LLC

To
TRP PHEASANT RUN MANAGER LLC

Recorded By: SAFE HARBOR TITLE CO LLC

Comment: PARCE HBURG

Num Of Pages: 8

**** Examined and Charged as Follows: ****

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Transfer Fee City	1.00				
Recording Charge:	42.00				
Transfer Tax Grantee	Tax Amount 34,750.00	Consideration Amount 10,425,000.00	RS#/CS#	State Grantor Tax State Grantee Tax 213 Grantee County Tax	0.00 214 Grantee City Tax 26,062.50 220 Grantor County 0.00 223 Grantor City
Transfer Tax Grantor	10,425.00	10,425,000.00		State Grantor Tax State Grantee Tax 213 Grantee County Tax	5,212.50 214 Grantee City Tax 0.00 220 Grantor County 0.00 223 Grantor City
Tax Charge:	45,175.00				8,687.50 0.00 5,212.50

**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: ROCKINGHAM COUNTY, VA

File Information:

Document Number: 2015- 00030938

Receipt Number: 334624

Recorded Date/Time: December 18, 2015 03:53:33P HARRISONBURG VA 22801

Book-Vol/Pg: Bk-OR VI-4664 Pg-352

Cashier / Station: A Pittman / Cash Station 3

Record and Return To:

SAFE HARBOR TITLE CO LLC

RETURNED IN PERSON AFTER RECORDING



THE STATE OF VIRGINIA
COUNTY OF ROCKINGHAM

I certify that the document to which this authentication is affixed is a true copy of a record in the Rockingham County Circuit Court Clerk's Office and that I am the custodian of that record.

Chaz W. Haywood

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

DOC BK Vol Pg # of Pgs
00030938 OR 4664 352 8
Dec 18, 2015

TAX MAP NOS.: See Attached Listing

This Instrument prepared by:

Dean M. Nichols, Esq.
VSB #25131
Layman & Nichols, P.C.
268 Newman Avenue
Harrisonburg, VA 22801

Consideration: \$10,425,000
Actual Value: \$10,425,000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of December 17, 2015, by **PHEASANT RUN TOWNHOMES, LLC**, a Virginia limited liability company (herein referred to as "Grantor"), having a place of business at 321 Pheasant Run Circle, Harrisonburg, VA 22801, to **TRP PHEASANT RUN MANAGER, LLC**, a Virginia limited liability company (herein referred to as "Grantee"), having a place of business at 11100 West Broad Street, Glen Allen, VA 23060.

WITNESSETH, THAT FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, assign and convey, with SPECIAL WARRANTY OF TITLE, unto the Grantee, all that certain real property situated, lying and being in the City of Harrisonburg, Virginia, and being more particularly described in **EXHIBIT A**, which exhibit is hereby incorporated herein by reference (the "Property").

TOGETHER with all improvements located in or on the Property.

TOGETHER, with all easements, licenses, rights-of-way, rights, appurtenances and privileges belonging or appertaining to said Property.

THIS CONVEYANCE is subject to the covenants, exceptions and encumbrances to title listed on **Exhibit B** (the "**Permitted Exceptions**"), which exhibit is hereby incorporated herein by this reference.

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, unto the Grantee, its successors and assigns forever; and Grantor does hereby bind itself, and its successors to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through, or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the date first above written.

GRANTOR:

PHEASANT RUN TOWNHOMES, LLC
a Virginia limited liability company

By: Kimberlee D. Young
Name: Kimberlee D. Young
Title: Co-Manager

COMMONWEALTH OF VIRGINIA
City
COUNTY OF Harrisonburg

The foregoing instrument was acknowledged before me this 17 day of December, by Kimberlee D. Young who is Co-Manager of PHEASANT RUN TOWNHOMES, LLC, a Virginia limited liability company, on behalf of the Company.

Kristen T. Reid
Notary Public

Kristen T. Reid
Printed Name

My Commission Expires: March 31, 2019 Registration No: 7664658



C:\CLIENT_DEED\PHEASANT RUN TOWNHOMES LLC TO TRP PHEASANT RUN MANAGER LLC DEED

EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF THE PROPERTY

LEGAL DESCRIPTION

ALL those certain lots or parcels of land, together with all improvements thereon, and all rights, privileges, easements, appurtenances, and rights-of-way thereto belonging or in anywise appertaining, consisting of the following lots shown on a Subdivision Plat entitled "Pheasant Run-Harrisonburg, Phase I," prepared by Charles E. Wingard, L.S., dated July 15, 1999, which plat was recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the "Clerk's Office") in Deed Book 1723, Page 227 (the "Phase I Plat"): Lots 3A-3H inclusive, Phase I, Pheasant Run.

ALL those certain lots or parcels of land, together with all improvements thereon, and all rights, privileges, easements, appurtenances, and rights-of-way thereto belonging or in anywise appertaining, consisting of the following lots shown on a Subdivision Plat entitled "Pheasant Run-Harrisonburg, Phase II," prepared by Charles E. Wingard, L.S., dated June 27, 2001, which plat was recorded in the Clerk's Office in Deed Book 1940, Page 783 (the "Phase II Plat"): Lots 4A-4H inclusive, Lots 16A-16G inclusive, Lots 17A-17H inclusive, and Lots 18A-18H inclusive, Phase II, Pheasant Run.

ALL those certain lots or parcels of land, together with all improvements thereon, and all rights, privileges, easements, appurtenances, and rights-of-way thereto belonging or in anywise appertaining, consisting of the following lots shown on a Subdivision Plat entitled "Pheasant Run-Harrisonburg, Phase III," prepared by Charles E. Wingard, L.S., dated July 22, 2002, which plat was recorded in the Clerk's Office in Deed Book 2141, Page 559 (the "Phase III Plat"): Lots 7A-7H inclusive, Lots 9A-9H inclusive, Lots 10A-10H inclusive, Lots 11A-11H inclusive, Lots 12A-12H inclusive, Lots 13A-13H inclusive, Lots 14A-14H inclusive, and Lots 15A-15H inclusive, Phase III, Pheasant Run.

TOGETHER WITH an easement for ingress, egress, parking, sidewalk, and utilities designated on the Phase I Plat and the Phase II Plat as "75' Ingress-Egress, Parking, Sidewalk & Utility Easement" and designated on the Phase III Plat as "Ingress-Egress, Parking, Sidewalk & Utility Easement."

TOGETHER WITH those portions of an easement for the drainage of storm water, lying within the bounds of Phase I, Phase II and Phase III, and designated on the Phase I Plat recorded in Deed Book 1723, page 227, the Phase II Plat recorded in Deed Book 1940, page 783 and the Phase III Plat recorded in Deed Book 2141, page 559., as "15' Private Storm Drainage Easement."

Being a portion of the same real estate conveyed to Pheasant Run Townhomes, LLC, a Virginia limited liability company, from Robert F. Young by the following deeds: (i) dated March 20, 2002 and recorded April 4, 2002 in the Clerk's Office, Circuit Court, Rockingham County, Virginia in Deed Book 2062, page 393; (ii) dated November 15, 2002 and recorded November 19, 2002 in the aforesaid Clerk's Office in Deed Book 2169, page 677; and (iii) dated May 14, 2003 and recorded May 20, 2003 in the aforesaid Clerk's Office in Deed Book 2273, page 457.

EXHIBIT B TO GENERAL WARRANTY DEED

RESTRICTIONS, COVENANTS AND EXCEPTIONS

1. Restrictions, including but not limited to easements, assessments, approval of plans, covenants and conditions appearing of record and imposed by Instruments recorded in Deed Book 1723, page 241 and supplemented in Deed Book 1943, page 200, and Deed Book 2141, page 578.
2. All matters of title shown on plans of "Pheasant Run-Harrisonburg Phase I", "Pheasant Run-Harrisonburg Phase II" and "Pheasant Run-Harrisonburg Phase III", prepared by Benner & Assoc. and recorded in Deed Book 1723, page 227, Deed Book 1940, page 783, and Deed Book 2141, page 559, respectively.
3. Easement: Pheasant Run, LLC to City of Harrisonburg, Virginia, dated July 15, 1999, recorded July 22, 1999, in Deed Book 1719, page 426.
4. Easement: Pheasant Run, LLC to City of Harrisonburg, Virginia, dated July 16, 2001, recorded July 24, 2001, in Deed Book 1945, page 50. Applicable to lots in Phase II
5. Drainage Agreement by and between Pheasant Run, LLC to City of Harrisonburg, Virginia, dated August 2, 1999, recorded August 3, 1999, in Deed Book 1723, page 238. Applicable to Phase I
6. Water Agreement by and between Pheasant Run, LLC to City of Harrisonburg, Virginia, dated May 18, 1999, recorded June 2, 1999, in Deed Book 1702, page 356.
7. Water, Utility and Sewer Agreement by and between Pheasant Run, LLC to City of Harrisonburg, Virginia, dated August 16, 2002, recorded September 30, 2002, in Deed Book 2141, page 574. Applicable to Phase III
8. Water Agreement by and between Pheasant Run, LLC to City of Harrisonburg, Virginia, dated July 16, 2001, recorded July 24, 2001, in Deed Book 1945, page 46.
9. Sewer Easement by and between Rocco Realty, Inc., and the City of Harrisonburg, Virginia, dated March 7, 1995, recorded June 15, 1995, in Deed Book 1351, page 35.
10. Easements as contained in Deed dated July 22, 1970, and recorded July 27, 1970, in Deed Book 381, page 786.

TAX MAP NUMBER LISTING

	Townhome Address	Tax Map Number	Phase
--	-------------------------	-----------------------	--------------

PHEASANT RUN CIRCLE

18A	321 Pheasant Run Circle	Map #51 1	Phase II
18B	323 Pheasant Run Circle	Map #51 2	Phase II
18C	327 Pheasant Run Circle	Map #51 3	Phase II
18D	329 Pheasant Run Circle	Map #51 4	Phase II
18E	331 Pheasant Run Circle	Map #51 5	Phase II
18F	333 Pheasant Run Circle	Map #51 6	Phase II
18G	337 Pheasant Run Circle	Map #51 7	Phase II
18H	339 Pheasant Run Circle	Map #51 8	Phase II
17A	341 Pheasant Run Circle	Map #51 9	Phase II
17B	343 Pheasant Run Circle	Map #51 10	Phase II
17C	347 Pheasant Run Circle	Map #51 11	Phase II
17D	349 Pheasant Run Circle	Map #51 12	Phase II
17E	351 Pheasant Run Circle	Map #51 13	Phase II
17F	353 Pheasant Run Circle	Map #51 14	Phase II
174G	357 Pheasant Run Circle	Map #51 15	Phase II
17H	359 Pheasant Run Circle	Map #51 16	Phase II
16A	361 Pheasant Run Circle	Map #51 17	Phase II
16B	363 Pheasant Run Circle	Map #51 18	Phase II
16C	367 Pheasant Run Circle	Map #51 19	Phase II
16D	369 Pheasant Run Circle	Map #51 20	Phase II
16E	371 Pheasant Run Circle	Map #51 21	Phase II
16F	373 Pheasant Run Circle	Map #51 22	Phase II
16G	377 Pheasant Run Circle	Map #51 23	Phase II
15A	376 Pheasant Run Circle	Map #5 L 1	Phase III
15B	378 Pheasant Run Circle	Map #5 L 2	Phase III
15C	380 Pheasant Run Circle	Map #5 L 3	Phase III
15D	382 Pheasant Run Circle	Map #5 L 4	Phase III
15E	384 Pheasant Run Circle	Map #5 L 5	Phase III
15F	386 Pheasant Run Circle	Map #5 L 6	Phase III
15G	388 Pheasant Run Circle	Map #5 L 7	Phase III
15H	390 Pheasant Run Circle	Map #5 L 8	Phase III
13A	400 Pheasant Run Circle	Map #5 L 9	Phase III
13B	402 Pheasant Run Circle	Map #5 L 10	Phase III
13C	404 Pheasant Run Circle	Map #5 L 11	Phase III
13D	406 Pheasant Run Circle	Map #5 L 12	Phase III
13E	408 Pheasant Run Circle	Map #5 L 13	Phase III
13F	410 Pheasant Run Circle	Map #5 L 14	Phase III
13G	412 Pheasant Run Circle	Map #5 L 15	Phase III
13H	414 Pheasant Run Circle	Map #5 L 16	Phase III
12H	441 Pheasant Run Circle	Map #5 K 17	Phase III

12G	443 Pheasant Run Circle	Map #5 K 18	Phase III
12F	447 Pheasant Run Circle	Map #5 K 19	Phase III
12E	449 Pheasant Run Circle	Map #5 K 20	Phase III
12D	451 Pheasant Run Circle	Map #5 K 21	Phase III
12C	453 Pheasant Run Circle	Map #5 K 22	Phase III
12B	457 Pheasant Run Circle	Map #5 K 23	Phase III
12A	459 Pheasant Run Circle	Map #5 K 24	Phase III
10H	461 Pheasant Run Circle	Map #5 K 25	Phase III
10G	463 Pheasant Run Circle	Map #5 K 26	Phase III
10F	467 Pheasant Run Circle	Map #5 K 27	Phase III
10E	469 Pheasant Run Circle	Map #5 K 28	Phase III
10D	471 Pheasant Run Circle	Map #5 K 29	Phase III
10C	473 Pheasant Run Circle	Map #5 K 30	Phase III
10B	477 Pheasant Run Circle	Map #5 K 31	Phase III
10A	479 Pheasant Run Circle	Map #5 K 32	Phase III
3H	540 Pheasant Run Circle	Map #5 G 16	Phase I
3G	542 Pheasant Run Circle	Map #5 G 15	Phase I
3F	546 Pheasant Run Circle	Map #5 G 14	Phase I
3E	548 Pheasant Run Circle	Map #5 G 13	Phase I
3D	550 Pheasant Run Circle	Map #5 G 12	Phase I
3C	552 Pheasant Run Circle	Map #5 G 11	Phase I
3B	556 Pheasant Run Circle	Map #5 G 10	Phase I
3A	558 Pheasant Run Circle	Map #5 G 9	Phase I

ASHFORD COURT

4H	1741 Ashford Court	Map #5 H 16	Phase II
4G	1743 Ashford Court	Map #5 H 15	Phase II
4F	1747 Ashford Court	Map #5 H 14	Phase II
4E	1749 Ashford Court	Map #5 H 13	Phase II
4D	1751 Ashford Court	Map #5 H 12	Phase II
4C	1753 Ashford Court	Map #5 H 11	Phase II
4B	1757 Ashford Court	Map #5 H 10	Phase II
4A	1759 Ashford Court	Map #5 H 9	Phase II

STRATFORD DRIVE

11A	1720 Stratford Drive	Map #5 K 16	Phase III
14A	1721 Stratford Drive	Map #5 J 24	Phase III
11B	1722 Stratford Drive	Map #5 K 15	Phase III
14B	1723 Stratford Drive	Map #5 J 23	Phase III
11C	1725 Stratford Drive	Map #5 K 14	Phase III
14C	1727 Stratford Drive	Map #5 J 22	Phase III
11D	1728 Stratford Drive	Map #5 K 13	Phase III
14D	1729 Stratford Drive	Map #5 J 21	Phase III
11E	1730 Stratford Drive	Map #5 K 12	Phase III
14E	1731 Stratford Drive	Map #5 J 20	Phase III

11F	1732 Stratford Drive	Map #5 K 11	Phase III
14F	1733 Stratford Drive	Map #5 J 19	Phase III
11G	1735 Stratford Drive	Map #5 K 10	Phase III
14G	1737 Stratford Drive	Map #5 J 18	Phase III
11H	1738 Stratford Drive	Map #5 K 9	Phase III
14H	1739 Stratford Drive	Map #5 J 17	Phase III
9A	1740 Stratford Drive	Map #5 K 8	Phase III
7A	1741 Stratford Drive	Map #5 J 16	Phase III
9B	1742 Stratford Drive	Map #5 K 7	Phase III
7B	1743 Stratford Drive	Map #5 J 15	Phase III
9C	1746 Stratford Drive	Map #5 K 6	Phase III
7C	1747 Stratford Drive	Map #5 J 14	Phase III
9D	1748 Stratford Drive	Map #5 K 5	Phase III
7D	1749 Stratford Drive	Map #5 J 13	Phase III
9E	1750 Stratford Drive	Map #5 K 4	Phase III
7E	1751 Stratford Drive	Map #5 J 12	Phase III
9F	1752 Stratford Drive	Map #5 K 3	Phase III
7F	1753 Stratford Drive	Map #5 J 11	Phase III
9G	1756 Stratford Drive	Map #5 K 2	Phase III
7G	1757 Stratford Drive	Map #5 J 10	Phase III
9H	1758 Stratford Drive	Map #5 K 1	Phase III
7H	1759 Stratford Drive	Map #5 J 9	Phase III