

CLR210008884

Tax Map Parcel No.: ~~11C-2-1001~~ 20A21-2-4

Consideration: \$ NONE

Assessment: \$ 1,016,900

Title Company: NONE

Exempt from Recordation Tax
Pursuant to Va. Code
§58.1-811(A)(3)
Exempt from the payment of
the Clerk's Fees pursuant to
Va. Code §17.1-279(E) and
Va. Code §17.1-266

SPECIAL WARRANTY DEED

THIS DEED made this 14th day of September, 2021, by and between

MOVEONS, LLC, a Virginia limited liability company (the "Grantor"), and INDUSTRIAL

DEVELOPMENT AUTHORITY OF THE TOWN OF FRONT ROYAL AND THE

COUNTY OF WARREN, VIRGINIA a/k/a/ ECONOMIC DEVELOPMENT

AUTHORITY OF THE TOWN OF FRONT ROYAL AND THE COUNTY OF WARREN,

VIRGINIA (the "Grantee"); 400 Kendrick Lane, Front Royal, VA 22630 -Grantee Address

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 by the Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to such matters as are hereinafter set forth, with Special Warranty of Title, in fee simple, the following described parcels of real estate (the "Property"), to-wit:

FOR DESCRIPTION OF PROPERTY CONVEYED SEE
SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.

The above conveyances are made subject to all easements, covenants, restrictions, agreements and conditions of record and legally applicable to the Property.

Prepared by:
Klementina V. Pavlova VSB # 92942
Sands Anderson PC
1111 E. Main Street, Suite 2400
Post Office Box 1998
Richmond, Virginia 23218-1998
(804) 648-1636

Plural shall be substituted for the singular and the singular for the plural wherever the context hereof so requires.

[Signatures appear on following pages]

Signature Page to Special Warranty Deed

WITNESS the following signatures and seals:

MOVEONS, LLC, a Virginia limited liability company

By [Signature] [SEAL]

Print Name: Jennifer R. McDonald

Print Title: Co-Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Warren, to-wit:

The foregoing instrument was acknowledged before me this 30 day of Sept,
2021 by Jennifer R. McDonald as Co-manager of MOVEONS, LLC, a
Virginia limited liability company.

{SEAL} DIANA S SETTLE
NOTARY PUBLIC
REG. #308730
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MARCH 31, 2025

Diana S. Settle
Notary Public

My Commission Expires: 3/31/25

Notary Registration No. 308730

Signature Page to Special Warranty Deed

WITNESS the following signatures and seals:

MOVEON8, LLC, a Virginia limited liability company

By: [Signature] [SEAL]

Print Name: Donald F Poe

Print Title: member

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Warren, to-wit:

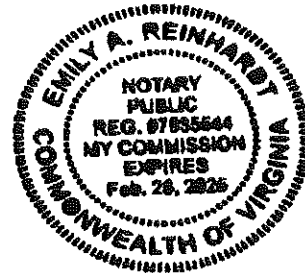
The foregoing instrument was acknowledged before me this 23rd day of September 2021 by Donald Poe as Member of MOVEON8, LLC, a Virginia limited liability company.

{SEAL}

[Signature]
Notary Public

My Commission Expires: 2/28/25

Notary Registration No. #7935544



SCHEDULE "A"

TAX MAP NO.11C-2

All that certain lot or parcel of land lying and being situate in the North River Magisterial District of Warren County, Virginia, being known and designated as Tract TWO (2), PILGRIMS COVE Subdivision, containing 3.000 acres, more or less, as shown on that certain plat entitled "Plat of Pilgrims Cove, North River District, Warren County, Virginia", prepared by Louis J. Matacia, C.L.S., dated May 20, 1971, recorded in the Clerk's Office of the Circuit Court of Warren County, Virginia in Deed Book 182 at Page 560;

AND BEING the identical real estate conveyed to MOVEON 8, LLC, by deed of gift from DaBoyz, LLC dated May 23, 2018, said deed of record in the aforesaid Clerk's Office as Instrument #180002512.

AND

TAX MAP NO. 20A21-2-4

All that certain lot or parcel of land lying and being situate in the Town of Front Royal, Happy Creek Magisterial District of Warren County, Virginia, being described as "Remainder TM 20A21-2-4, containing 41.1090 acres, more or less, noted as "area by subtraction, (No survey of TM 20A21-2-4 was made or implied) on that certain plat entitled "Plat Showing Minor Subdivision of the Property of James W. Oden & Betty H. Oden Deed Book 125 at Page 241, Town of Front Royal, Warren County, Virginia Happy Creek Magisterial District", prepared by Charles E. Walls, L.S., dated April 2, 2003 and recorded in the Clerk's Office of the Circuit Court of Warren County, Virginia in Instrument No. 030010814, Slide 200 L & M. (No survey has been done of subject property, shown as notation only on this referenced plat);

AND BEING the identical real estate conveyed to MOVEON 8, LLC, by deed of gift from DaBoyz, LLC dated May 23, 2018 said deed of record in the aforesaid Clerk's Office as Instrument #180002512.

INSTRUMENT 210008884
RECORDED IN THE CLERK'S OFFICE OF
WARREN COUNTY CIRCUIT ON
OCTOBER 13, 2021 AT 02:31 PM
ANGELA M. MOORE, CLERK
RECORDED BY: BLS

AMS