

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



60 2011 00004965

Instrument Number: 2011- 00004965

As

Recorded On: February 23, 2011

Deed of Bargain & Sale

Parties: PRESTON LAKE HOMES LLC

To

PRESTON LAKE HOMEOWNERS ASSN

Recorded By: BEALE DAVIDSON ETHERINGTON & MORRIS PC

Num Of Pages:

4

Comment: PARCEL CENTRAL

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

Deed of Bargain & Sale	6.50	10 or Fewer Pages	14.50	Deed Processing Fee	20.00
Open Space Preservation County	1.00	Transfer Fee County	1.00		
Recording Charge:	43.00				

	Tax Amount	Consideration Amount	RS#/CS#			
Transfer Tax Grantee	1,079.00	323,700.00		State Grantor Tax	0.00	214 Grantee City Tax 0.00
				State Grantee Tax	809.25	220 Grantor County 0.00
				213 Grantee County Tax	269.75	223 Grantor City 0.00
Transfer Tax Grantor	324.00	323,700.00		State Grantor Tax	162.00	214 Grantee City Tax 0.00
				State Grantee Tax	0.00	220 Grantor County 162.00
				213 Grantee County Tax	0.00	223 Grantor City 0.00
Tax Charge:	1,403.00					

**** 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:

Record and Return To:

Document Number: 2011- 00004965
Receipt Number: 193550
Recorded Date/Time: February 23, 2011 03:09:21P
Book-Vol/Pg: Bk-OR VI-3842 Pg-345
Cashier / Station: A Pittman / Cash Station 3

BEALE DAVIDSON ETHERINGTON & MORRIS PC
701 E FRANKLIN STREET
SUITE 1200
RICHMOND VA 23219



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. Evans-Haywood
Chaz W. Evans-Haywood - Clerk of Court

CLERK OF COURT
ROCKINGHAM COUNTY, VIRGINIA

Doc Bk Vol Pg # of Pgs
 00004965 OR 3842 345 4
 Feb 23, 2011

Prepared by:
 Kutak Rock LLP
 1111 East Main Street, Suite 800
 Richmond, VA 23219

Assessed Value: \$323,700

Tax Parcel ID #125A-(2)-LA; #125A-(2)-LB; #125A-(2)-LC; #125A-(2)-LD; #125A-(2)-LE;
 #125A-(4)-LF; #125A-(4)-LG; #125A-(5)-LH; #125A-(5)-LI; #125A-(3)-LA; #125A-(3)-LR;
 #125A-(2)-LR; and #125A-(5)-LR

DEED OF BARGAIN AND SALE

THIS DEED OF BARGAIN AND SALE is made as of the 1st day of February, 2011, by and between **PRESTON LAKE HOMES, LLC**, a Virginia limited liability company ("Grantor"), grantor for indexing purposes, and **PRESTON LAKE HOMEOWNERS ASSOCIATION**, a Virginia non-stock corporation, whose address is c/o Wells Fargo Bank, National Association, 3563 Philips Highway, Suite 601E, MAC Z3058-060, Jacksonville, FL 32207, Attention: Other Real Estate Owned Department ("Grantee"), grantee for indexing purposes.

W I T N E S S E T H:

In consideration of Ten Dollars (\$10.00) cash in hand paid by Grantee to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant and convey unto Grantee, with General Warranty and English Covenants of Title, the following described property (the "Property"):

ALL those certain parcels of land lying and being in Rockingham County, Virginia, with all improvements thereon and appurtenances thereunto belonging, comprising the common areas of Sections 1, 2 and 3 of the subdivision known as Preston Lake ("Preston Lake"), which common areas are designated as (i) Common Areas "A", "B", "C", "D" and "E" on the plat entitled "Preston Lake Section 1, Central District, Rockingham County, Virginia" dated April 2, 2007, recorded May 4, 2007 in the Clerk's Office of the Circuit Court of Rockingham County, Virginia (the "Clerk's Office") in Deed Book 3095, page 163, as

“Village Green” Common Area on the Section 1 Plats; (ii) Common Areas “F” and “G” on the plat entitled “Preston Lake Section 2, Central District, Rockingham County, Virginia” dated November 26, 2007, recorded January 7, 2008 in the Clerk’s Office in Deed Book 3244, page 280 (the “Section 2 Plat”); and (iv) Common Areas “H” and “I” on the plat entitled “Preston Lake Section 3, Central District, Rockingham County, Virginia” dated April 4, 2008, recorded June 12, 2008 in the Clerk’s Office in Deed Book 3338, page 416 (together with the Section 1 Plats and the Section 2 Plat, the “Plats”).

TOGETHER WITH those certain parcels of land, with all improvements thereon and appurtenances thereunto belonging, comprising the private roads in Sections 1, 2 and 3 of Preston Lake, and all improvements thereon and appurtenances thereunto belonging, including, without limitation, Central Park Boulevard, Vera Vista Court, Star Lane, Henry Grant Hill, Charleston Boulevard, Gaslamp Lane, Preston Shore Drive, Crepe Myrtle Drive, Congress Street, Battery Park Place, Council Street, Rutledge Court, Maggie Lane and Clubhouse Hill Road, as shown and described on the Plats.

TOGETHER WITH those certain parcels of land, with all improvements thereon and appurtenances thereunto belonging, designated as “Additional Ingress-Egress, Parking and Sidewalk Easement (Hatched Area)” on the Section 1 Plats.

The conveyance described herein is made subject to all covenants, restrictions, easements and conditions of record insofar as they may legally affect the Property.

[signature appears on following page]

WITNESS the following signature and seal:

PRESTON LAKE HOMES, LLC,
a Virginia limited liability company

By *Richard J. Hine* (SEAL)
Name: Richard J. Hine
Title: Manager

COMMONWEALTH OF VIRGINIA)
AT LARGE) To wit:

The foregoing instrument was acknowledged before me in the City/County of Rockingham, Virginia this 3rd day of February, 2011, by Richard J. Hine, Manager of **PRESTON LAKE HOMES, LLC**, a Virginia limited liability company, on behalf of the company.

Tracy H. Dodson
Notary Public

My commission expires: 07/31/2011

Registration Number: 7135518

