

06-2087

BOOK 461 PAGE 147

THIS DEED OF GIFT, made and dated this 8th day of June 2006, by and between GREYSTONE PROPERTIES, LLC, a Virginia limited liability company, herein called the Grantor; and BOYCE CROSSING HOMEOWNERS ASSOCIATION, INC., a Virginia non-stock corporation, herein called the Grantee.

WITNESSETH: The Grantor hereby gives, grants and conveys, with General Warranty and English covenants of title unto the Grantee, in fee simple, all the following described certain real estate together with the improvements thereon and the appurtenances thereunto belonging:

All that certain tract containing 16,550 square feet, more or less, with all rights, rights of way and appurtenances thereto belonging fronting on the southeast side of the Norfolk and Western Railroad, as more particularly described on that Boundary Survey of the Land of Thomas T. Gilpin, Kenneth N. Gilpin, III, and John M. Gilpin, prepared by W. Stuart Dunn, L.S., dated January 9, 2003, said survey being of record in the Office of the Clerk of the Circuit Court of Clarke County in Deed Book 367, at Page 398; AND BEING one of the same properties conveyed to the Grantor herein by deed dated December 26, 2002, of record in the aforesaid Clerk's Office in Deed Book 367, at Page 396.

Reference is hereby made to the aforesaid instruments and the references therein contained for more particular descriptions of the property hereby conveyed.

This conveyance is made subject to all easements, rights of way, liens and restrictions of record affecting the subject property.

As is set forth in the Deed of Dedication of Boyce Crossing Subdivision, the Grantee is required to maintain said areas and spaces



2055 Valley Ave
Winchester VA 22601

herein conveyed, and is empowered to collect assessments, and has other duties and powers as set forth therein.

WITNESS the following signature and seal:



James R. Wilkins, III, Managing Member
Greystone Properties, L.L.C.

STATE OF VIRGINIA
CITY of WINCHESTER, to-wit:

Acknowledged before me this 12th day of June, 2006,
by James R. Wilkins, III, who is Managing Member of Greystone Properties,
L.L.C., on behalf of the company.



Notary Public

My commission expires: 6-30-09

VIRGINIA: In the Clerk's Office of Clarke County Circuit Court
on 16 June 2006 This Deed was presented and with
the annexed certificate of acknowledgement admitted to record at
12:30 P.M. The taxes imposed by Section 58-54.1 in the
amount of \$..... and by Section 58-54 of the Code
of Virginia have been paid.

TESTE: Helen Butts CLERK

