

19. 2212

THIS DEED OF GIFT, made and dated this 20th of December, 2019, by and between **GREYSTONE DEVELOPERS INC.**, a Virginia corporation, hereinafter called the Grantor; and **BOYCE CROSSING HOMEOWNERS ASSOCIATION, INC.**, a Virginia non-stock corporation, hereinafter called the Grantee.

The Grantor desires to convey the described property to the Grantee. There is no consideration for this conveyance, and this conveyance is exempt from the recording tax in accordance with Virginia Code Section 58.1-811(D).

WITNESSETH:

In consideration of the foregoing, the Grantor does hereby grant and convey, with special warranty of title, unto the Grantee, in fee simple, all of that certain lot or parcel of land, together with the improvements thereon and all rights, rights of way and appurtenances thereto belonging, lying and being situate in the Town of Boyce, Clarke County, Virginia, designated as Lot 43 of Boyce Crossing, as more particularly described on that certain plat titled "Record Plat Boyce Crossing" dated May 7, 2004, drawn by Randy A. Stowers, L.S., which plat is of record in the Clerk's Office of the Circuit Court of Clarke County, Virginia in Plat Book 5, at Page 19; and being a portion of the same lands conveyed to the Grantor herein by that certain Deed dated February 15, 2005, of record in the aforesaid Clerk's Office in Deed Book 425, at Page 918. Reference is hereby made to the aforesaid instruments for a more particular description of the property herein conveyed.

TAX MAP NO. 21A3-1-43

Inclusion of the tax map reference number in this Deed is made pursuant to Virginia Code Section 17.1-252, is not part of the legal description of the Property, and the Grantor does not make any warranty as to its accuracy.

This conveyance is made subject to all easements, rights of way and restrictions of record affecting the subject property; provided, however, that the foregoing shall not be

Tax Map No. 21A3-1-43

2045 Valley Avenue
Suite 100
Winchester, VA 22601

Grantee's Address:

Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA

deemed in any way to reinstitute or republish any restrictions of record that may have expired or lapsed.

This instrument is a Deed of Gift and is not to secure a debt or to indemnify a surety.

WITNESS the following signature and seal:

GREYSTONE DEVELOPERS INC.

By: [Signature] (SEAL)
James R. Wilkins, III, President

STATE OF VIRGINIA, AT LARGE,

CITY/COUNTY OF Winchester, to-wit:

The foregoing instrument was acknowledged before me on the 20th day of December, 2019, by James R. Wilkins, III, President of Greystone Developers Inc., and whose name is signed to the foregoing Deed dated the 20th day of December, 2019.

My commission expires January 31, 2022.

[Signature]
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Michael L. Bryan
116 South Braddock Street
Winchester, VA 22601
540-545-4130

SHARON M. BUTLER
NOTARY PUBLIC
Commonwealth of Virginia
Registration No. 258315
My Commission Expires 1/31/22

Deeds\Greystone Properties to Boyce Crossing HOA

VIRGINIA: In the Clerk's Office of Clarke County Circuit Court
Dec 20, 2019. This Deed was presented and with
the annexed certificate of acknowledgement admitted to record at
12:06 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: [Signature] CLERK

Michael L. Bryan
YSB #15737
116 S. Braddock St.
Winchester, VA