

## WALKER JONES, PC

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HOWARD P. WALKER, Retired  
H. BEN JONES, JR., Retired

ROBERT deT. LAWRENCE, IV  
JOHN RANDOLPH PARKS  
POWELL LAWSON DUGGAN  
JULIA S. SAVAGE  
SUSAN FLOURNOY PIERCE\*  
FREDERICK H. KRUCK, JR.  
CATHERINE M. BOWERS\*†  
ALLISON CROUCH COPPAGE •  
HANNA LEE RODRIGUEZ  
MARK F. HYSON

\* also admitted in Washington, D.C.  
† also admitted in Kentucky  
• also admitted in Ohio

July 2, 2008

William G. Butcher, III  
8 W. Rosemont Avenue  
Alexandria, VA 22301

RE: Dulins Ford Road  
Deed of Easement Right of Way for Ingress and Egress and Road Maintenance  
Agreement  
Deed Book 1297, Page 2232

Dear Bill:

In connection with the above-referenced easement conveyance and road maintenance agreement, enclosed please find the following:

- X 1. A copy of the Dulins Ford Road Deed of Easement Right of Way for Ingress and Egress and Road Maintenance dated June 4, 2008 and recorded June 20, 2008 in Deed Book 1297, at Page 2232 among the land records of Fauquier County. The original has been delivered to Mr. and Mrs. Lawson.
- X 2. A copy of the recording receipt.

Since there is nothing more for me to do in this file, the file will be closed. There are no original documents in my file that should be returned to you.

I also enclose herewith my final statement. Please contact me if you have any question regarding the enclosures. Thank you.

Sincerely,

John Randolph Parks

Enclosures: a/s  
JRP/dal

BK 1297 PG 2232-2241



**DULINS FORD ROAD  
DEED OF EASEMENT RIGHT OF WAY FOR INGRESS AND EGRESS  
AND ROAD MAINTENANCE AGREEMENT**

*Consideration  
- 0 -*

*6944 - 50 - 8325 (3)  
PIN#  
6944 - 60 - 2286 (4)  
PIN#  
6943 - 69 - 4771 (5)  
PIN#  
6943 - 69 - 9443 (6)  
PIN#  
6943 - 48 - 9638 (Grantor)*

This Deed of Easement and Maintenance Agreement is made this 4<sup>th</sup> day of June, 2008, by and between **DONALD J. PRZEBOWSKI**, sole surviving tenant by the entirety, party of the first part, whose address is 8049 Dulins Ford Road, Marshall, Virginia 20115; **WILLIAM T. WEISBRODT and SHANNON N. WEISBRODT**, husband and wife, parties of the second part, whose address is 8089 Dulins Ford Road, Marshall, Virginia 20115; and **RICHARD L. THOMPSON and NATALIE S. THOMPSON**, husband and wife, parties of the third part, whose address is 8113 Dulins Ford Road, Marshall, Virginia 20115-2623; **ROBERT A. LAWSON and HARRIET J. LAWSON**, husband and wife, parties of the fourth part, whose address is 8147 Dulins Ford Road, Marshall, Virginia 20115; and **STEWART OLSEN and JUDY OLSEN**, husband and wife, parties of the fifth part, whose address is 8147 Dulins Ford Road, Marshall, Virginia 20115, which parties of the first, second, third, fourth and fifth part are collectively referred to herein as **Grantors**; and **WILLIAM BUTCHER, III**, also of record as **G. WILLIAM BUTCHER, III**, and **KAREN A. BUTCHER**, husband and wife, parties of the sixth part, whose address is 8 W. Rosemont Avenue, Alexandria, VA 22301, **Grantees**.

**RECITALS:**

R1. The party of the first part (Przebowski) is the owner of Lot 2, 10.2924 acres, Blue Ridge Hills Subdivision, having acquired same with Dace Przebowski, as tenants by the entireties with the common law right of survivorship, by Deed from Blue Ridge Hills Partnership, dated October 11, 1988 and recorded in Deed Book 606, at Page 325. The said Dace Przebowski departed this life on May 15, 1998, thereby vesting title in Donald J. Przebowski as sole surviving

*Examined and  
Returned to:  
J.R. Parks  
Julker, Tomas*

tenant by the entirety.

R2. The parties of the second part (Weisbrodts) are the owners of Lot 3, 10.0000 acres, Blue Ridge Hills Subdivision, having acquired said tract by Deed from William S. Huba, Jr. and Geralyn Huba, dated September 26, 2006 and recorded in Deed Book 1237, at Page 695.

R3. The parties of the third part (Thompsons) are the owners of Lot 4, 10.00 acres, Blue Ridge Hills Subdivision, having acquired said tract by Deed from Owen E. Abt, et ux, dated October 4, 1991 and recorded in Deed Book 661, at Page 1533.

R4. The parties of the fourth part (Lawsons) are the owners of Lot 5, 10.000 acres, Blue Ridge Hills Subdivision, having acquired same by Deed from Rob Allen, Inc. dated October 30, 1996, and recorded in Deed Book 651, at Page 1505.

R5. The parties of the fifth part (Olsens) are the owners of Lot 6, 10.000 acres, Blue Ridge Hills Subdivision, having acquired said tract by Deed from Robert A. Lawson and Harriet J. Lawson dated October 23, 2000, and recorded in Deed Book 880, at Page 339.

R6. The Grantors are the owners of Lots 2 through 6, inclusive, of Blue Ridge Hills Subdivision, as described on that Plat of Subdivision by James G. Butler, Jr. and Associates, P.C. recorded in Deed Book 585, at Page 623 among the Fauquier County, Virginia land records (herein "the Plat".) All of said Lots 2 through 6 are served by that 50' access and utility right of way labeled Dulins Ford Road and depicted on the Plat (herein the "Easement") and all of said lots are subject to those Covenants and Restrictions affecting Blue Ridge Hills Subdivision (herein "the Covenants") made November 3, 1987, recorded in Deed Book 585, at Page 626 among the Fauquier County, Virginia land records. Paragraph 1 of the Covenants provides for the creation of the Blue Ridge Hills Homeowner's Association whose duty it is to administer Dulins Ford Road in accordance with the terms of paragraph 2 of the Covenants. The parties of the first, second, third,

fourth, and fifth parts constitute the entire membership of the Blue Ridge Hills Homeowner=s Association..

R7. The parties of the sixth part (Butchers) are the owners of Parcel B, 89.6805 acres (herein "Parcel B"), which adjoins Dulins Ford Road to the west of Lots 3, 4 and 5, having acquired said tract by Deed from Michael Franck Clayton dated March 31, 2004 and recorded in Deed Book 1090, at Page 1497.

R8. The Grantors have agreed to grant to the Grantees, their heirs and assigns, an easement of right of way, to run with the title to Parcel B for ingress and egress for vehicular and pedestrian traffic over and across Dulins Ford Road to Virginia Route 798 and for the placement and maintenance of utilities to serve Parcel B, subject to the obligation of the Butchers, their heirs and assigns, to become members of the Blue Ridge Hills Homeowner's Association and contribute their share of all obligations of maintenance of Dulins Ford Road as set forth in paragraph 2 of the Covenants.

R9. Butchers desire to bind themselves, their heirs and assigns, for the benefit of present and future owners of Lots 2 through 6, Blue Ridge Hills Subdivision, and for the benefit of present and future owners of Parcel B, to certain liability for the repair and maintenance of Dulins Ford Road as hereinafter set forth and to declare that said Parcel B shall be held, transferred, sold, conveyed and occupied subject to the obligations imposed by this Agreement and all valid amendments hereto, said rights and obligations to run with the titles to Lots 2 through 6, Blue Ridge Hills Subdivision and to Parcel B.

W I T N E S S E T H :

NOW, THEREFORE, in consideration of the premises, the Grantors do hereby grant and convey unto William Butcher, III and Karen A. Butcher, Grantees, their heirs, assigns and

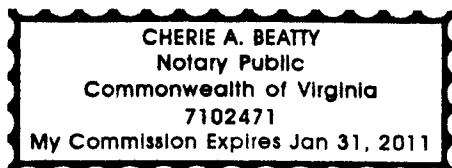
successors in interest, a non-exclusive easement of right of way for pedestrian and vehicular ingress and egress to Virginia Route 798, over, across, under and within the bounds of the Easement depicted on the aforementioned Plat of Blue Ridge Hills Subdivision recorded in Deed Book 585, at Page 623. Said easement of right of way shall also be for placement, maintenance and repair of utilities, provided such placement is confined to the west southwest edge of the Easement depicted on the Plat.

The Grantors and the Grantees further declare and covenant as follows:

1. Present and future owners of the Butchers' Parcel B shall be subject to the duty to become non-voting members of the Blue Ridge Hills Homeowner=s Association and to contribute to the maintenance of the Easement as provided in paragraph 1 and 2 of the Covenants recorded in Deed Book 585, at Page 626. Notwithstanding the foregoing, present and future owners of the Butcher Parcel B shall not be bound by any other provisions or paragraphs of the Covenants nor shall they have any right to cast any vote as members of the Blue Ridge Hills Homeowners Association on any association matters which do not pertain to the maintenance of the Easement or the administration of the road maintenance fund referred to in paragraphs 1 and 2 of the Covenants.

2. The covenants and restrictions provided herein shall inure to the benefit of the parties hereto and shall run with the title to Lots 2 through 6 of the Blue Ridge Hills Subdivision described in that aforementioned Plat recorded in Deed Book 585, at Page 622 and with the title to Parcel B owned by the Grantees, as described in Deed recorded in Deed Book 1090, at Page 1497.

Witness the following signatures and seals:



*Cherie A. Beatty* (SEAL)  
*notary public*

DONALD J. PRZEBOWSKI

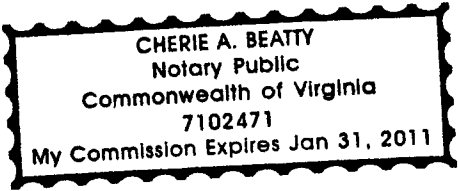
Donald J. Przebowski

STATE OF VIRGINIA  
CITY/COUNTY OF Fauquier

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June  
2008, by Donald J. Przebowski.

Cherie A. Beatty  
Notary Public

My commission expires: 1/31/11  
Notary Registration Number: 7102471



William T. Weisbrodt (SEAL)  
WILLIAM T. WEISBRODT

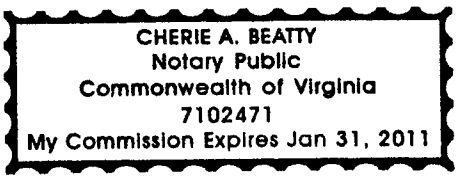
Shannon N. Weisbrodt (SEAL)  
SHANNON N. WEISBRODT

STATE OF VIRGINIA  
CITY/COUNTY OF Fauquier

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June, 2008, by William T. Weisbrodt and Shannon N. Weisbrodt, husband and wife.

Cherie A. Beatty  
Notary Public

My commission expires: 11/31/11  
Notary Registration Number: 7102471



Richard L. Thompson (SEAL)  
RICHARD L. THOMPSON

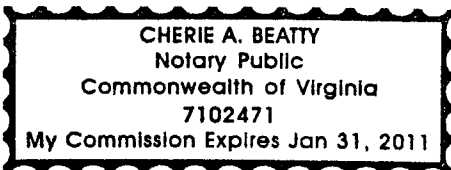
Natalie S. Thompson (SEAL)  
NATALIE S. THOMPSON

STATE OF VIRGINIA  
CITY/COUNTY OF Fauquier

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of June,  
2008, by Richard L. Thompson and Natalie S. Thompson, husband and wife.

Cherie A. Beatty  
Notary Public

My commission expires: 11/31/11  
Notary Registration Number: 7102471





Robert A. Lawson (SEAL)  
ROBERT A. LAWSON

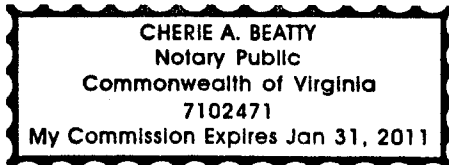
Harriett J. Lawson (SEAL)  
HARRIET J. LAWSON

STATE OF VIRGINIA  
CITY/COUNTY OF Fauquier

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of June,  
2008, by Robert A. Lawson and Harriet J. Lawson, husband and wife.

Cherie A. Beatty  
Notary Public

My commission expires: 11/31/11  
Notary Registration Number: 7102471



Stewart Olsen (SEAL)  
STEWART OLSEN

Judy Olsen (SEAL)  
JUDY OLSEN

STATE OF VIRGINIA  
CITY/COUNTY OF Fauquier

The foregoing instrument was acknowledged before me this 19 day of June, 2008, by Stewart Olsen and Judy Olsen, husband and wife.

Deborah Lott  
Notary Public

My commission expires: 01-31-2012  
Notary Registration Number: 288140



*William Butcher III* (SEAL)  
WILLIAM BUTCHER, III

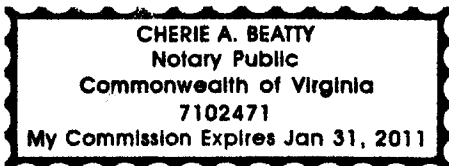
*Karen A Butcher* (SEAL)  
KAREN A. BUTCHER

STATE OF VIRGINIA  
CITY/COUNTY OF *Fauquier*

The foregoing instrument was acknowledged before me this *14<sup>th</sup>* day of *June*  
2008, by William Butcher, III and Karen A. Butcher, husband and wife.

*Cherie A. Beatty*  
Notary Public

My commission expires: *1/31/11*  
Notary Registration Number: *7102471*



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RECORDED IN CLERKS OFFICE OF  
FAUQUIER ON  
June 20, 2008 AT 3:26:49 PM  
\$0.00 GRANTOR TAX PD  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT  
*Gail Barb*, clerk

Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
29 Ashby St  
Warrenton, VA 20186  
Phone Number: (540)347-8610  
DEEDS Receipt

Official Receipt: 2008-00007296  
Printed on 06/20/2008 at 03:47:39 PM  
RECEIVED OF WALKER, JONES, LAWRENCE, DUGGA  
N & SAVAGE  
Date Recorded: 06/20/2008

Instrument ID	Recorded Time	Amount
Bk 1297 Pg 2232	03:26:49 PM	\$24.00
Instrument:200800008074		
AG - AGREEMENT		
GRANTOR:PRZEBOWSKI, DONALD J EX:N		
GRANTEE:PRZEBOWSKI, DONALD J EX:N		
Address1:		
Address2:		
City/State/Zip:		
Description:		
Consideration:\$0.00		
Assumption:\$0.00		
Locality:CO		Percent:
Pages:10		Names:0
Accounts		Amount
035 OPEN SPACE PRESERVATION		\$0.00
236 COPIES		\$0.00
442 TRANSFERS TO 113/315		\$3.00
DEED PROCESSING FEE		\$14.50
MISC FEES		\$0.00
REFUNDS (PASS-THROUGH) 515		\$0.00
TECHNOLOGY TRUST FUND FEE		\$5.00
VSLF-VA STATE LIBRARY FEE		\$1.50

Itemized Check Listing  
Check # 79973 \$24.00

Total Due: \$24.00  
Paid By Check: \$24.00  
Change Tendered: \$0.00

PLEASE VISIT OUR WEBSITE @  
[WWW.FAUQUIERCOUNTY.GOV](http://WWW.FAUQUIERCOUNTY.GOV)  
Cashier:JLT Reg:FEE1