080000915 004

From
Consideration: $-0- Tax Map # 134-E-804 File #: 5975
Grantee's Address: 2117 Lafayette Blvd., Fredericksburg, VA. 22401
Exempt from Recordation tax under Code of VA. 58.1-811(14D)

DEED OF GIFT

THIS DEED made and entered into this 15th day of April, 2008, by and between **KRISTOPHER K. ANGSTADT**, GRANTOR, and **PROPERTIES BY US, LLC**, a Virginia Limited Liability Company, GRANTEE, as follows:

WITNESSETH

That For and in consideration of the love and affection the Grantor has for the Grantee, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto, Properties By US, LLC, a Virginia Limited Liability Company, in fee simple, the following described real estate, to-wit:

ALL THAT certain lot or parcel of land with all rights and privileges appurtenant thereto, situate, lying and being at the northwest corner formed by the intersection of Hanover and Littlepage Streets, in the City of Fredericksburg, Virginia, and **containing 2,185.97 square feet** as shown on a plat of survey dated April 2, 2008, by Long Surveying, L.L.C., Land Surveyors, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument No. 080000914; **and commonly known as #901 Hanover Street.**

AND BEING PART of the same real estate conveyed to the Grantor herein by deed dated January 24, 2005, and duly recorded in the Office of the Clerk of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument #050000267.

Prepared by & Return to:

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5666
Fax (540) 373-7089

VIRGINIA:
FREDERICKSBURG CITY CIRCUIT COURT
A COPY TESTE: JEFF SMALL, CLERK
BY: [signature]
DEPUTY CLERK
DATE: 4/2/2012

EXHIBIT
C

This conveyance is made subject to all easements, restrictions and covenants of record insofar as they may lawfully affect the property.

Reference is hereby made to the aforementioned deed, plat and other writings in the chain of title for a more particular description of the real estate herein conveyed.

Witness the following signature and seal:

_____ (SEAL)
Kristopher K. Angstadt

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD, to-wit:

I, the undersigned Notary Public, do hereby acknowledge that Kristopher K. Angstadt has executed this deed of gift before me this 15th day of April, 2008.

My Commission expires: 9-30-2008

Notary Public: Gail Howard
Gail Howard

GAIL HOWARD
Notary Public
Commonwealth of Virginia
200189
My Commission Expires Sep 30, 2008

INSTRUMENT #080000915
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY ON
APRIL 15, 2008 AT 12:44PM

SHARRON S. MITCHELL, CLERK
RECORDED BY: SSP

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5668
Fax (540) 373-7089

080001079 023

Consideration: $-0- Tax Map # 134-E-802 & 804 File #: 5978
Grantee's Address: 2117 Lafayette Blvd., Fredericksburg, VA. 22401
Exempt from Recordation tax under Code of VA. 58.1-811(10)
Underwritten by LandAmerica/Lawyers Title Ins. Co.

DEED

THIS DEED made and entered into this 30th day of April, 2008, by and between **KRISTOPHER K. ANGSTADT**, GRANTOR, and **PROPERTIES BY US, LLC**, a Virginia Limited Liability Company, GRANTEE, as follows:

WITNESSETH

That For and in consideration of the valuable interest the Grantor has with the Grantee, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto, Properties By US, LLC, a Virginia Limited Liability Company, in fee simple, the following described real estate, to-wit:

ALL THAT certain lot or parcel of land with all rights and privileges appurtenant thereto, situate, lying and being in the City of Fredericksburg, Virginia, **and known as #802, #804 Littlepage Street, containing 1,725.24 square feet** as shown on a plat of survey dated April 2, 2008, by Long Surveying, L.L.C., Land Surveyors, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument No. 080000914; **and commonly known as 802 and 804 Littlepage Street.**

AND BEING PART of the same real estate conveyed to the Grantor herein by deed dated January 24, 2005, and duly recorded in the Office of the Clerk of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument #050000267.

Prepared by & Return to
GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5866
Fax (540) 373-7089

VIRGINIA:
FREDERICKSBURG CITY CIRCUIT COURT
A COPY TESTE: JEFF SMALL, CLERK
BY: [signature]
DEPUTY CLERK
DATE: 4/2/2012

EXHIBIT
D

This conveyance is made subject to all easements, restrictions and covenants of record insofar as they may lawfully affect the property.

Reference is hereby made to the aforementioned deed, plat and other writings in the chain of title for a more particular description of the real estate herein conveyed.

Witness the following signature and seal:

_____(SEAL)
Kristopher K. Angstadt

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD, to-wit:

I, the undersigned Notary Public, do hereby acknowledge that Kristopher K. Angstadt has executed this deed before me this 30th day of April, 2008.

My Commission expires: 9-30-2008

Notary Public: Gail Howard
Gail Howard

GAIL HOWARD
Notary Public
Commonwealth of Virginia
200189
My Commission Expires Sep 30, 2008

INSTRUMENT #080001079
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY ON
MAY 1, 2008 AT 09:44AM

SHARRON S. MITCHELL, CLERK
RECORDED BY: SSP

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5666
Fax (540) 373-7089

080001435 0 2

ASSESSED VALUE $301,200.00
Consideration: $300,000.00 Tax Map # 134-E-802 & 804 File 5978
Grantee's Address: 300 Chatham Hts Rd., St. 115, Fbg, VA. 22405
Underwritten by LandAmerica Lawyers Title Ins. Corp. Assessed:$

DEED

THIS DEED made and entered into this 11th day of June, 2008, by and between **PROPERTIES BY US, LLC**, a Virginia Limited Liability Company, GRANTOR, and **COREY NEJATI** and **ROBABEH NEJATI**, GRANTEES, as follows:

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, the Grantor does hereby grant and convey with General Warranty and English Covenants of Title, unto Corey Nejati and Robabeh Negati, Grantees, as Joint Tenants with Right of Survivorship, in fee simple, the following described real estate, to-wit:

ALL THAT certain lot or parcel of land with all rights and privileges appurtenant thereto, situate, lying and being in the City of Fredericksburg, Virginia, **and known as #802, #804 Littlepage Street, containing 1,725.24 square feet** as shown on a plat of survey dated April 2, 2008, by Long Surveying, L.L.C., Land Surveyors, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument No. 080000914; **and commonly known as 802 and 804 Littlepage Street**.

Ret to Grantee

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5665
Fax (540) 373-7089

VIRGINIA:
FREDERICKSBURG CITY CIRCUIT COURT
A COPY TESTE: JEFF SMALL, CLERK
BY: DEPUTY CLERK
DATE: 4/2/2012

EXHIBIT
E

AND BEING the same real estate conveyed to the Grantor herein by deed dated April 30, 2008, and duly recorded in the Office of the Clerk of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument #080001079.

This conveyance is made subject to all easements, restrictions and covenants of record insofar as they may lawfully affect the property.

Reference is hereby made to the aforementioned deed, plat and other writings in the chain of title for a more particular description of the real estate herein conveyed.

Witness the following signature and seal:

PROPERTIES BY US, LLC

By: _____ (SEAL)
Kristopher K. Angstadt, Managing Member

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD, to-wit:

I, the undersigned Notary Public, do hereby acknowledge that Kristopher K. Angstadt, Managing Member of Properties By US, LLC, has executed this deed before me this 11th day of June, 2008.

My Commission expires: 9-30-2008

Notary Public: _____
Gail Howard

GAIL HOWARD
Notary Public
Commonwealth of Virginia
200189
My Commission Expires Sep 30, 2008

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5666
Fax (540) 373-7089

INSTRUMENT #080001435
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY ON
JUNE 16, 2008 AT 09:44AM
$301.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $150.75 LOCAL: $150.75

SHARRON S. MITCHELL, CLERK
RECORDED BY: JAF
Jacqueline A. Fields

3

Consideration: $120,000.00 Tax Map # 134-E-901 File #: 5975
Grantee's Address: 1414 22nd Street, N.W. #43, Washington, D.C. 20037
Underwritten by LandAmerica Lawyers Title Ins. Corp. Assessed:$100,000.00

DEED

THIS DEED made and entered into this 27th day of August, 2008, by and between **PROPERTIES BY US, LLC**, a Virginia Limited Liability Company, GRANTOR, and **STEPHEN P. STAGEBERG**, unmarried, GRANTEE, as follows:

WITNESSETH

That For and in consideration of the sum of TEN AND 00/100 ($10.00) Dollars, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain and convey, in fee simple, with General Warranty and English Covenants of Title, unto Stephen P. Stageberg, unmarred, the following described real estate, to-wit:

ALL THAT certain lot or parcel of land with all rights and privileges appurtenant thereto, situate, lying and being at the northwest corner formed by the intersection of Hanover and Littlepage Streets, in the City of Fredericksburg, Virginia, and **containing 2,185.97 square feet** as shown on a plat of survey dated April 2, 2008, by Long Surveying, L.L.C., Land Surveyors, which plat is recorded in the Clerk's Office of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument No. 080000914; **and commonly known as #901 Hanover Street.**

Heritage Title & Settlement Services, Inc.
1973 William Street
Fredericksburg, VA 22401

Prepared by:

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5666
Fax (540) 373-7089

VIRGINIA:
FREDERICKSBURG CITY CIRCUIT COURT
A COPY TESTE: JEFF SMALL, CLERK
BY: _____ DEPUTY CLERK
DATE: 4/2/2012

EXHIBIT 5

AND BEING the same real estate conveyed to the Grantor herein by deed dated April 15, 2008, and duly recorded in the Office of the Clerk of the Circuit Court of the City of Fredericksburg, Virginia, as Instrument #080000915.

This conveyance is made subject to all easements, restrictions and covenants of record insofar as they may lawfully affect the property.

Reference is hereby made to the aforementioned deed, plat and other writings in the chain of title for a more particular description of the real estate herein conveyed.

Witness the following signature and seal:

PROPERTIES BY US, LLC

By: _____ (SEAL)
Kristopher K. Angstadt, Managing Member

COMMONWEALTH OF VIRGINIA,
COUNTY OF STAFFORD, to-wit:

I, the undersigned Notary Public, do hereby acknowledge that Kristopher K. Angstadt, Managing Member of Properties By US, LLC, has executed this deed before me this 27th day of August, 2008.

My Commission expires: 9-30-2008

Notary Public: Gail Howard
Gail Howard

GAIL HOWARD
Notary Public
Commonwealth of Virginia
200169
My Commission Expires Sep 30, 2008

GORDON B. GAY
Attorney at Law
25 Butler Road
Falmouth, VA 22405
(540) 373-5666
Fax (540) 373-7089

INSTRUMENT #080002002
RECORDED IN THE CLERK'S OFFICE OF
FREDERICKSBURG CITY ON
AUGUST 28, 2008 AT 11:33AM
$120.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $60.00 LOCAL: $60.00

SHARRON S. MITCHELL, CLERK
RECORDED BY: JAF
Jacqueline A. Fields