

Consideration: \$500,000.00  
Assessed Value: \$602,560.00

TAX ID/PIN: /34/A/1/A///9/ PIN: 585-40-7384-000  
/34/A/1/A///9B PIN: 585-40-5595-000  
/34/A/1/A///9C PIN: 585-40-7039-000

RETURN TO: RGS Title, LLC  
6101 Redwood Square Center, #117  
Centreville, VA 20121

Grantees' Address: 39 NEW CUT ROAD  
ROUND HILL, VA 20141

Prepared by: Michael E. Briel, P.C. VSB #28003  
20937 Ashburn Road, Suite 230  
Ashburn, VA 20147

Title Insurer: First American Title Insurance Company

DEED

THIS DEED, made this 8th day of April, 2019 by and between SYDNEY BARKER formerly known as SYDNEY T. BRIDGES, GRANTOR; and MARC STEVEN RENNER and LINDA CHRISTINE RENNER, GRANTEES;

WITNESSETH:

THAT, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, the GRANTOR does hereby grant, bargain, sell and convey, in fee simple and with General Warranty and English Covenants of Title, unto the GRANTEES, as tenants by the entirety with the right of survivorship as at common law, all that certain lot or parcel of land situated, lying and being in Loudoun County, Virginia, and more particularly described as follows:

AS PER EXHIBIT "A" ATTACHED HERETO AND MADE MORE SPECIFICALLY A PART HEREOF

AND BEING the same property conveyed to Earl D. Barker and Sydney Barker, formerly known as, Sydney T. Bridges herein by Deed recorded in Deed Book 1275 at Page 1358, among the aforesaid land records. Earl D. Barker, also known as Earl Dennis Barker, departed this life on January 10, 2004, as shown on Death Certificate, thereby vesting title in Sydney Barker, formerly known as Sydney T. Bridges by the survivorship provision set forth in said Deed.


This conveyance is made subject to covenants, conditions, restrictions, easements and rights of way of record.

TAX MAP # 585407384000  
FILE # 252506CEN

RGS TITLE  
6101 REDWOOD SQUARE CIRCLE, SUITE 117  
CENTREVILLE, VA 20121

The GRANTOR covenants that said GRANTOR has the right to convey the aforesaid property; that the GRANTOR has done no act to encumber said property; that the GRANTOR will execute such further assurances as may be requisite.

WITNESS the following signatures and seals:

  
\_\_\_\_\_  
SYDNEY BARKER

STATE OF VIRGINIA  
COUNTY OF LOUDOUN

I, the undersigned, a Notary Public, of the County and State first above written, do hereby certify that SYDNEY BARKER, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 8th day of April, 2019.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 8-31-20  
Registration #: 293501



## EXHIBIT "A"

(Tax Map 34-A-1-A, Part Of Parcel 9)  
 (Tax Map 34-A-1-A, Parcel 9B)  
 (Tax Map 34-A-1-A, Part Of Parcel 9C)  
 Town of Roundhill & Blue Ridge Election District  
 Loudoun County, Virginia

Beginning at a point in the easterly right-of-way line of State Route No. 719, said point also marking the southwesterly corner of the property, now or formerly, of Harold L. Phelps, et ux, thence departing State Route No. 719 and running with a southerly line of the said property of Phelps, N. 82 degrees 40' 17" E. 130.60 feet to a point; thence with an easterly line of Phelps, N. 5 degrees 03' 47" W. 46.28 feet to a point; thence with a southerly line of Phelps and continuing with the southerly line of the property, now or formerly, of William D. Hughes, N. 88 degrees 52' 10" E. 589.83 feet to a point in a Westerly line of the property, now or formerly, of Charles E. and Anita H. Eckles Estate; thence with a westerly line of the said property of Charles E. and Anita H. Eckles Estate, S. 4 degrees 26' 09" E. 193.74 feet to a point in the northerly right-of-way and limited access line of State Route No. 7, Round Hill By-Pass; thence with the said northerly right-of-way and limited access line of Route no. 7, Round Hill By-Pass, along the arc of a 3,358.89 feet radius curve to the right (the chord bearing and distance of which is S. 75 degrees 19' 15" W. 698.25 feet) and arc distance of 699.51 feet to a point and N. 54 degrees 45' 09" W. 52.36 feet to a point in the aforementioned easterly right-of-way line of State Route No. 719, thence with the said easterly right-of-way line of State Route No. 719, N. 7 degrees 14' 56" E. 123.40 feet to a point and N. 10 degrees 52' 54" W. 145.89 feet to the point of beginning, containing 4.59732 acres of land, more or less.

AND;

(Tax Map 34-A-1-A, Part Of Parcel 9)  
 (Tax Map 34-A-1-A, Part Of Parcel 9C)  
 Blue Ridge Election District  
 Loudoun County, Virginia

Beginning at a point in the southerly right-of-way and limited access line of state Route No. 7, Round Hill By-Pass, said point also marking a northwesterly corner of the property, now or formerly, of Charles E. & Anita H. Eckles Estate; thence departing State Route No. 7, Round Hill By-Pass and running with a westerly line of the said property of Charles E. and Anita H. Eckles Estate, S 1 degree 16' 09" E. 14.13 feet to a point marking a northeasterly corner of the property, now or formerly, of William Grayson; thence departing Charles E. and Anita H. Eckles Estate and running with a northerly line of the said property of Grayson and continuing with a northerly line of the property, now or formerly, of Kenneth H. Lowery and then with a northerly line of the property, now or formerly of William N. Thomas the following courses and distances; S 62 degrees 48' 33" W. 323.13 feet to a point, S. 53 degrees 51' 16" W. 162.01 feet to a point, along the arc of a 105.77 feet radius curve to the right (the chord bearing and distance of which is S. 82 degrees 14' 35" W. 100.58 feet) an arc distance of 104.81 feet to a point and N. 69 degrees 22' 07" W. 165.74 feet to a point in the easterly right-of-way line of State Route No. 719; thence with the said easterly right-of-way line of State Route No. 719, N 14 degrees 39' 24" E. 30.00 feet to a point marking the southwesterly corner of the property of Town of Round Hill, Virginia; thence departing State Route No. 719 and running with the southerly line of the said property of Town of Round Hill, Virginia, N. 82 degrees 38' 42" E. 121.57 feet to a point; thence with the easterly line of the property of Town of Round Hill, Virginia, N. 8 degrees 20' 41" W. 50.00 feet to a point in the aforementioned southerly right-of-way and limited access line of State Route No. 7, Round Hill By-Pass; thence with the said southerly right-of-way and limited access line of State Route No. 7, Round Hill By-Pass the following courses and distances; along the arc of a 3,608.89 feet radius curve to the left (the chord bearing and distance of which N. 78 degrees 59' 34" E. 335.27 feet) an arc distance of 335.39 feet to a point, N. 79 degrees 25' 35" E. 102.69 feet to a point and along the arc of a 3615.89 feet radius curve to the left (the chord bearing and distance of which is N. 73 degrees 42' 02" E. 126.85 feet) and arc distance of 126.85 feet to the point of beginning, containing 1.36914 acres of land, more or less.