

Prepared by:  
Todd C. Rhea #37275  
Clark & Bradshaw, PC  
92 N. Liberty Street  
Harrisonburg, VA 22802  
(540) 433-2601  
#21-718 /clm

Consideration: \$1,300,800.00  
Actual Value: \$1,300,800.00

Account No. 117 C 3

Title Insurance Underwriter insuring this instrument is: Chicago Title Insurance Company

---

**THIS DEED**, made this 23rd day of March, 2023, by and between  
**WILLOW LANE II, LLC**, a Virginia limited liability company, GRANTOR, and  
**EP HARRISONBURG OWNER LLC**, a Virginia limited liability company,  
GRANTEE.

**W I T N E S S E T H :**

That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash  
in hand paid by the Grantee to the Grantor, and other good and valuable  
consideration given between the parties hereto at and before the execution and  
delivery of this deed, the receipt of all of which is hereby acknowledged, the  
Grantor does hereby grant and convey with General Warranty and English  
Covenants of title unto the said **EP HARRISONBURG OWNER LLC**, a  
Virginia limited liability company, Grantee herein, all that certain tract or parcel of  
land containing 17.215 acres, more or less, together with any improvements

thereon, and all rights, privileges, appurtenances, easements and rights-of-way thereunto belonging or in anywise appertaining, located in the City of Harrisonburg, Virginia, as set forth on the attached ALTA/NSPS Land Title survey made by Hal T. Benner, L.S., dated January 7 2022, revised April 15 2022, revised January 12, 2023, and revised February 9, 2023, which is to be attached hereto and made a part hereof.

The real estate herein conveyed is the identical property acquired by the Grantor herein, by deed of distribution dated January 7, 2016, from Dorothy S. Harper, Sarah S. Rees, Mary Strate Bahn and Ann Strate Egge, Trustees in liquidation for Willow Lane II, LLC, formerly a Virginia limited liability company, recorded in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 4679, page 216.

This deed is made expressly subject to easements, conditions, restrictions, and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property herein conveyed, which have not expired by limitation of time contained therein, or otherwise become ineffective.

**IN WITNESS WHEREOF**, Willow Lane II, LLC, a Virginia limited liability company has caused this Deed to be signed in its name and on its behalf as thereunto duly authorized.

WILLOW LANE II, LLC, a Virginia limited liability company

By: Sarah S. Rees, manager (Seal)  
SARAH S. REES, Manager

COMMONWEALTH OF VIRGINIA,  
CITY OF HARRISONBURG, to-wit:

The foregoing Deed <sup>de</sup> ~~of Distribution~~ was acknowledged before me in the jurisdiction aforesaid this 25th day of April, 2023, by SARAH S. REES, Manager, of Willow Lane II, LLC, a Virginia limited liability company, on behalf of the company.

My Commission Expires: 6/30/2024.

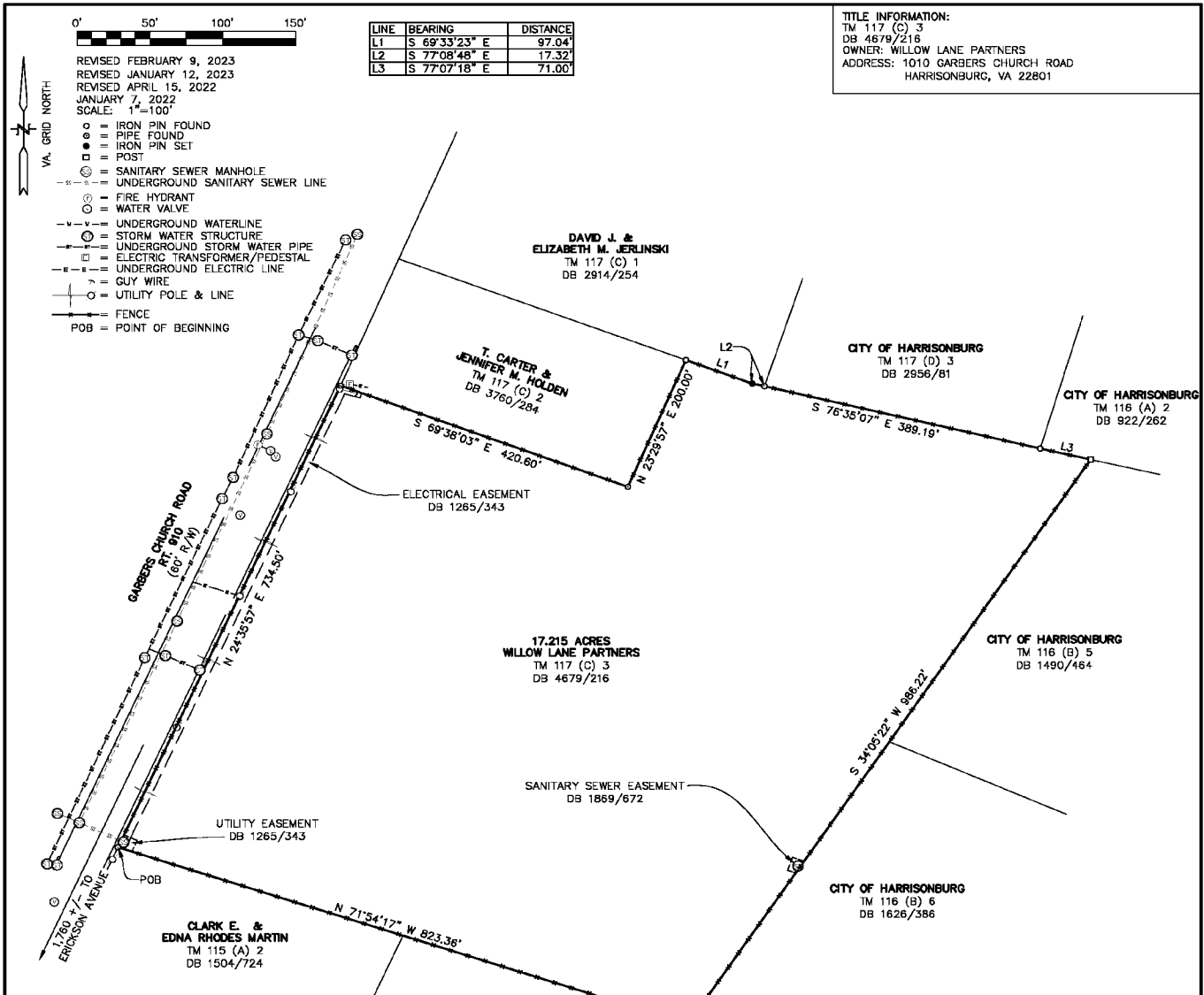
Cynthia Lynn Mumaw  
Notary Public

CYNTHIA LYNN MUMAW  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #167499

After Recordation Return to:  
Grantee's Address:

1808 Main Street, Suite C163  
Madison, MS 39110

This deed has been prepared without the benefit of a title exam on the part of the preparer.



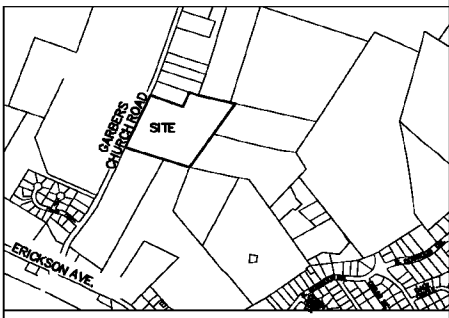
LINE	BEARING	DISTANCE
L1	S 69°33'23" E	97.04'
L2	S 77°08'48" E	17.32'
L3	S 77°07'18" E	71.00'

**TITLE INFORMATION:**  
 TM 117 (C) 3  
 DB 4679/218  
 OWNER: WILLOW LANE PARTNERS  
 ADDRESS: 1010 GARBERS CHURCH ROAD  
 HARRISONBURG, VA 22801

- REVISED FEBRUARY 9, 2023  
 REVISED JANUARY 12, 2023  
 REVISED APRIL 15, 2022  
 JANUARY 7, 2022  
 SCALE: 1"=100'
- = IRON PIN FOUND
  - = PIPE FOUND
  - = IRON PIN SET
  - = POST
  - ⊙ = SANITARY SEWER MANHOLE
  - = UNDERGROUND SANITARY SEWER LINE
  - ⊙ = FIRE HYDRANT
  - = WATER VALVE
  - = UNDERGROUND WATERLINE
  - ⊙ = STORM WATER STRUCTURE
  - = UNDERGROUND STORM WATER PIPE
  - ⊙ = ELECTRIC TRANSFORMER/PEDESTAL
  - = UNDERGROUND ELECTRIC LINE
  - = GUY WIRE
  - = UTILITY POLE & LINE
  - = FENCE
  - = POB = POINT OF BEGINNING

**METES AND BOUNDS**  
 BEGINNING AT AN IRON PIN FOUND ON THE EASTERN RIGHT-OF-WAY OF GARBERS CHURCH ROAD, A CORNER WITH THE LANDS OF CLARK E. AND EDNA RHODES MARTIN; THENCE WITH SAID RIGHT-OF-WAY  
**N 24°35'57" E 734.50 FEET**  
 TO A FOUND PIN; THENCE WITH THE LANDS OF T. CARTER AND JENNIFER M. HOLDEN  
**S 69°38'03" E 420.60 FEET**  
 TO A PIPE FOUND; THENCE  
**N 23°29'57" E 200.00 FEET**  
 TO A FOUND IRON PIN; THENCE WITH THE LANDS OF DAVID J. AND ELIZABETH M. JERLINSKI  
**S 69°33'23" E 97.04 FEET**  
 TO A FOUND IRON PIN; THENCE  
**S 77°08'48" E 17.32 FEET**  
 TO AN IRON PIN FOUND; THENCE WITH THE LANDS OF THE CITY OF HARRISONBURG  
**S 76°35'07" E 389.19 FEET**  
 TO AN IRON PIN FOUND; THENCE  
**S 77°07'18" E 71.00 FEET**  
 TO A POST; THENCE  
**S 34°05'22" W 986.22 FEET**  
 TO A POST; THENCE WITH THE LANDS OF WISEMAN BARBER AND CLARK IN PART AND CLARK E. AND EDNA RHODES MARTIN IN PART  
**N 71°54'17" W 823.36 FEET**  
 TO THE BEGINNING AND ENCLOSING AN AREA OF 17.214 ACRES.

**DOROTHY STRATE HARPER,  
 MARY STRATE BAHN,  
 SARAH STRATE REES, AND  
 ANN STRATE EGGE**  
 WILL FILE: 170417  
**MARTHA CLARK BARBER AND  
 CHARLES WAMPLER CLARK**  
 DB 2486/730  
 TM 115 (B) 1 & 4



**SURVEYOR'S CERTIFICATION**  
 TO WILLOW LANE II, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, BLUESTONE TOWN CENTER LLC, EQUITY PLUS, LLC, A VIRGINIA LIMITED LIABILITY COMPANY, WINCHESTER TITLE COMPANY, CHICAGO TITLE INSURANCE COMPANY, AND NATIONAL HOUSING TRUST COMMUNITY DEVELOPMENT FUND, TOGETHER WITH ITS SUCCESSORS AND ASSIGNS

THIS IS TO CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(c), 6(c), 8, 11(a), 11(b), 13, 14, 16, 17, 19 & 20 TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON JANUARY 12, 2022.

COMMITMENT NUMBER WT21-96A  
 EFFECTIVE DATE: SEPTEMBER 27, 2021

**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 110921

DRAWING: 110921 WILLOW LANE II, LLC ALTA/NSPS  
 CFD: 110921



**ALTA/NSPS LAND TITLE SURVEY**  
**TAX PARCEL 117 (C) 3**  
**WILLOW LANE PARTNERS**  
 CITY OF HARRISONBURG, VIRGINIA

**NOTES:**

1. ALL LOT CORNERS ARE EVIDENCED BY IRON PIN FOUND, PIPE FOUND, IRON PIN SET OR POST AS SHOWN HEREON. THE RELATIVE POSITIONAL PRECISION EXCEEDS THE MAXIMUM ALLOWED UNDER SECTION 3.D OF THE 2021 ALTA/NSPS STANDARDS.
2. EXCEPT AS SHOWN OR NOTED ON THE SURVEY, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING PROPERTY, DRAINAGE, UTILITY, OR INGRESS OR EGRESS.
3. THE SUBJECT PROPERTY HAS ACCESS TO AND FROM THE FOLLOWING DEDICATED AND PUBLIC STREET: GARBERS CHURCH ROAD.
4. THIS PARCEL SITE IS IN FEMA FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) ACCORDING TO THE SCALED LOCATION FROM FIRM COMMUNITY-PANEL NUMBERS 51165C0383 D AND 51165C0384 D DATED FEBRUARY 6, 2008.
5. THIS PARCEL IS CURRENTLY ZONED R-1.
6. SETBACK: FRONT YARD 30 FEET, SIDE YARD 10 FEET, AND REAR YARD 25 FEET; MAXIMUM BUILDING HEIGHT 35 FEET.
7. THERE ARE NO PARKING SPACES ON THIS PARCEL.
8. NO PART OF THE VISIBLE ABOVE GROUND IMPROVEMENTS ENCROACHES ON OR OVERHANGS ANY EASEMENT, RIGHT-OF-WAY OR LAND OF OTHERS, EXCEPT AS SHOWN AND NOTED HEREON. THE EXISTENCE OF UNDERGROUND UTILITIES NOT VISIBLE FROM GROUND LEVEL HAVE BEEN LOCATED BY MEANS OF INSPECTION PORT, MANHOLES, VALVE COVERS, PEDESTALS AND MARKINGS FROM UTILITY COMPANIES.
9. THERE ARE NO VISIBLE ENCROACHMENTS ON SAID DESCRIBED PROPERTY BY PARTY WALLS, STREETS, ALLEYS, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PROPERTY, EXCEPT AS SHOWN ON THE SURVEY.
10. THERE IS NO EVIDENCE OBSERVED OF SUBJECT PROPERTY HAVING EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
11. THERE IS NO EVIDENCE OBSERVED OF CHANGES IN STREET RIGHT-OF-WAY LINES, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS IN RECENT MONTHS.
12. ALL UTILITY SERVICES REQUIRED FOR OPERATION OF THE PREMISES ENTER THE PREMISES THROUGH ADJOINING STREETS OR EXISTING EASEMENTS.
13. THERE IS NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
14. THERE WERE NO CEMETERIES, GRAVE SITES OR BURIAL GROUNDS OBSERVED.
15. THERE WERE NO BUILDINGS OBSERVED.
16. THERE IS A PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY BENNER AND ASSOCIATES IN THE AMOUNT OF \$1,000,000.00 IN EFFECT THROUGHOUT THE CONTRACT TERM.

**TITLE INSURANCE EXCEPTIONS, SCHEDULE B, PART II:**

NO TITLE EXCEPTIONS WERE GIVEN

**ALTA/NSPS LAND TITLE SURVEY**  
**TAX PARCEL 117 (C) 3**  
**WILLOW LANE PARTNERS**  
 CITY OF HARRISONBURG, VIRGINIA

**BENNER & ASSOC., INC.**  
 8 PLEASANT HILL ROAD  
 HARRISONBURG, VA 22801  
 540 434-0267  
 REF# 110921

DRAWING: 110921 WILLOW LANE II, LLC ALTA.DWG  
 CRD: 110921

