



OFFICIAL RECEIPT
GREENE COUNTY CIRCUIT COURT
MISCELLANEOUS

DATE : 07/13/2026

TIME : 09:26:15

CASE # : 079CGM260000711

RECEIPT # : 26000003823

TRANSACTION # : 26071300010

CASHIER : JSM

REGISTER # : J404

FILING TYPE : OTH

TYPE : FULL PAYMENT

ACCOUNT OF : CASH

RECEIVED OF : CASH

CASH : \$6.00

ACCOUNT CODE	DESCRIPTION	PAID
236	DOC. REPRO. COSTS	\$0.00
313	FEES - COPIES	\$5.50
315	MISCELLANEOUS FEES & COMMISSIONS	\$0.00

ACCOUNT CODE	DESCRIPTION	PAID
415	SECURED REMOTE ACCESS	\$0.00

TENDERED : \$ 6.00
AMOUNT PAID : \$ 5.50
CHANGE AMOUNT : \$ 0.50

DEEDS - CAVALIER CARPET

Mail 7-23-91

000026

DEED

[Exempt from recordation tax Section 58.1-810 (3)]
THIS DEED, made and entered into this 28 day of June, 1991, by and between Norman O. Dean and Patricia H. Dean, formerly husband and wife, Parties of the First Part, hereinafter referred to as Grantors, and The Norman and Patricia Dean Partnership, a Family Partnership of record in the Clerk's Office of the Circuit Court of Greene County in Deed Book 180 at page 110, Party of the Second Part, hereinafter referred to as Grantee, whose mailing address is P.O. Box 88, Ruckersville, Virginia 22968,

WITNESSETH:

That for and in consideration of the provisions of the Partnership agreement above referenced, the said Parties of the First Part, Norman O. Dean and Patricia H. Dean, formerly his wife, do hereby GRANT and CONVEY, with GENERAL WARRANTY OF TITLE, and ENGLISH COVENANTS OF TITLE, unto Norman O. Dean, Sr! and Patricia H. Dean, Partners, doing business as THE NORMAN AND PATRICIA DEAN PARTNERSHIP, a Virginia Partnership of record in the Clerk's Office of the Circuit Court of Greene County in Deed Book 180 at page 110, as tenants in Partnership:

All those two certain tracts or parcels of land, together with all appurtenances thereto appertaining and all easements serving the same, and all improvements thereon, lying and being in the Ruckersville Magisterial District of Greene County, Virginia, and described as Lot A containing 0.615 acres and Lot C containing 2.751 acres, on a plat of survey by Roger W. Ray, C.L.S., dated May 17, 1989 and recorded in the Clerk's Office of the Circuit Court of Greene County on Plat Card 1195, and being a portion of a larger tract of land conveyed unto Norman O. Dean by deed of K. M. Heslep and Elsie McLaughlin Heslep, dated January 5, 1976 and recorded in the aforesaid Clerk's Office in Deed Book 91 at page 182; TOGETHER WITH septic area and 20 feet easement serving the same as described on Plat Card 1195.

This conveyance is made expressly subject to the easements, conditions, restrictions, and reservations contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title of the property hereby conveyed which have not expired by a limitation of time contained therein, or have not otherwise become ineffective. The foregoing language shall not be so construed as to revive any applicable Statute of Limitations, or to extend the time of such.

WITNESS the following signatures and seals on the date first set forth above:

Norman O. Dean [SEAL]
Norman O. Dean

Patricia H. Dean [SEAL]
Patricia H. Dean

STATE OF VIRGINIA
COUNTY OF GREENE, to-wit:

The foregoing writing was acknowledged before me, the undersigned authority, by Norman O. Dean and Patricia H. Dean in my County and State aforesaid this 28 day of June, 1991.

Julia D. Dickey 217-

My commission expires: Feb. 14, 1993

VIRGINIA: In the Clerk's Office of the Circuit Court of Greene County, 7-2 1991 This was this day recorded in said office, and, upon the certificate of acknowledgment, thereto annexed, admitted to record, at 11:47 o'clock P.M., after payment, of \$ tax imposed by Sec. 58.54 (b).

Co. Tax \$
State Tax \$

Teste: M. Dickey Clerk
By: Deputy Clerk
Transfer Fee \$1.00

VOL 243 PAGE 181

001940

Prepared By Ralph E. Main, Jr., Attorney at Law (VSB # 13320)

Tax Map Parcel 60C-A-42A

Consideration: \$330,000.00

Assessed Value: \$300,700.00

Title Insurance Underwriter: Stewart Title Guaranty Company

Exemption: Virginia Code Section 58.1-810

THIS DEED OF CORRECTION, made and entered into this 7th day of October, 2014, by and between DEAN FAMILY, LLC, a Virginia limited liability company, Grantor, and HTTP L.L.C., a Virginia limited liability company, Grantee, whose address is 8707 Seminole Trail, Ruckersville, VA 22968,

WITNESSETH:

WHEREAS, by deed dated April 30, 2014 and recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia, in Deed Book 1434, at page 418, the name of the Grantee is incorrectly spelled HTJJ, LLC; and

WHEREAS, the parties hereto desire to correct the name of the Grantee to HTTP L.L.C.

NOW, THEREFORE, for and in consideration of the sum of Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Grantee the following described property, to-wit:

SEE ATTACHED SCHEDULE A

BOOK 1447 PAGE 27



Doc ID: 000352130004 Type: DEE
Kind: CORRECTION INSTRUMENT
Recorded: 10/15/2014 at 02:10:00 PM
Page 1 of 4
Greene Co VA Circuit Court
Marie Durrer - Clerk
Book 1447 Page 27 - 30

File 2014-00001940

Met to: Golden Title
1781 Lee Jackson Men His
Faintly W 22033

SCHEDULE A

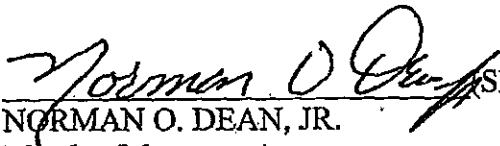
All that certain lot or parcel of land, with improvements thereto and appurtenances thereto, situated in the Ruckersville Magisterial District of Greene County, Virginia, described as Lot 1, containing 0.332 acres, on a plat of survey by Archie J. Dodson, Jr., L.S., dated March 8, 2012, and recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia in Plat Card 4659. BEING a portion of two tracts or parcels of land conveyed to The Norman and Patricia Dean Partnership, a Family Partnership, by deed from Norman O. Dean and Patricia H. Dean, formerly husband and wife, dated June 28, 1991, and recorded in the aforesaid Clerk's Office in Deed book 248, page 180. AND BEING a portion of contiguous tracts or parcels of land conveyed to The Norman and Patricia Dean Partnership, a Family Partnership, by deed from Mary Ewell Hundley, femme sole, dated December 12, 1988, and recorded in the aforesaid Clerk's Office in Deed Book 205, page 259.

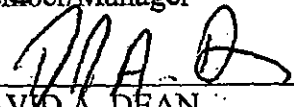
As evidenced by Certificate issued by the Virginia State Corporation Commission and recorded in the aforesaid Clerk's in Deed Book 1083 at Page 237, The Norman and Patricia Dean Partnership, L.P., converted to Dean Family, LLC, effective January 1, 2006.

The property hereby conveyed is further subject to any and all easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or which have not otherwise become ineffective.

Grantor has caused this deed to be executed and delivered on its behalf by Norman O. Dean, Jr., David A. Dean, Michael B. Dean and Loretta Dean Lamb, its Members and Managers.

WITNESS the following signatures and seals.

 (SEAL)
NORMAN O. DEAN, JR.
Member/Manager

 (SEAL)
DAVID A. DEAN
Member/Manager

 (SEAL)
MICHAEL B. DEAN
Member/Manager

 (SEAL)
LORETTA DEAN LAMB
Member/Manager

STATE OF VIRGINIA AT LARGE

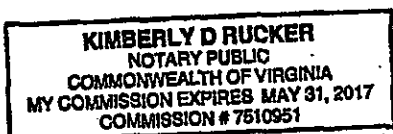
CITY/COUNTY OF Greene, to-wit:

The foregoing instrument was acknowledged before me this 10th day of
October, 2014 by Norman O. Dean, Jr., David A. Dean, Michael B. Dean, and Loretta
Dean Lamb, Member/Managers of Dean Family, LLC.

My Commission Expires: May 31, 2017

Kimberly D Rucker
Notary Public

Registration No. 7510951



INSTRUMENT #1401940
RECORDED IN THE CLERK'S OFFICE OF
GREENE ON
OCTOBER 15, 2014 AT 02:10PM
Marie C. Durrer
MARIE C. DURRER, CLERK
RECORDED BY: MCD

BOOK 1447 PAGE 30

000895

Prepared By Ralph E. Main, Jr., Attorney at Law (VSB # 13320)

Tax Map Parcel 60C-A-42A

Consideration: \$330,000.00

Assessed Value: \$300,700.00

Title Insurance Underwriter: Stewart Title Guaranty Company

THIS DEED, made and entered into this 30th day of April, 2014, by and between DEAN FAMILY, LLC, a Virginia limited liability company, Grantor, and HTJJ, LLC, a Virginia limited liability company, Grantee, whose address is

WITNESSETH:

That for and in consideration of the sum of Three Hundred Thirty Thousand and No/100 Dollars (\$330,000.00), cash in hand paid, the receipt of which is hereby acknowledged, Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto Grantee the following described property, to-wit:

SEE ATTACHED SCHEDULE A

The property hereby conveyed is further subject to any and all easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above-described property which have not expired by a time limitation contained therein or which have not otherwise become ineffective.

BOOK 1434 PAGE 418

Doc ID: 000338570003 Type: DEE
Kind: DEED OF BARGAIN AND SALE
Recorded: 05/30/2014 at 11:13:00 AM
Page 1 of 3
Greene Co VA Circuit Court
Marie Durrer - Clerk
Book 1434 Page 418 - 420
File 2014-00000895

Grantor has caused this deed to be executed and delivered on its behalf by
Norman O. Dean, Jr., David A. Dean, Michael B. Dean and Loretta Dean Lamb, its
Members and Managers.

WITNESS the following signatures and seals.

Norman O. Dean, Jr. (SEAL)
NORMAN O. DEAN, JR.
Member/Manager

David A. Dean (SEAL)
DAVID A. DEAN
Member/Manager

Michael B. Dean (SEAL)
MICHAEL B. DEAN
Member/Manager

Loretta Dean Lamb (SEAL)
LORETTA DEAN LAMB
Member/Manager

STATE OF VIRGINIA AT LARGE

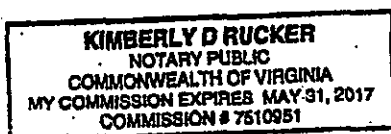
CITY/COUNTY OF Greene, to-wit:

The foregoing instrument was acknowledged before me this 5th day of
May, 2014 by Norman O. Dean, Jr., David A. Dean, Michael B. Dean, and Loretta
Dean Lamb, Member/Managers of Dean Family, LLC.

My Commission Expires: May 31, 2017

Kimberly D. Rucker
Notary Public

Registration No. 7510951



BOOK **1434** PAGE **419**

SCHEDULE A

All that certain lot or parcel of land, with improvements thereto and appurtenances thereto, situated in the Ruckersville Magisterial District of Greene County, Virginia, described as Lot 1, containing 0.332 acres, on a plat of survey by Archie J. Dodson, Jr., L.S., dated March 8, 2012, and recorded in the Clerk's Office of the Circuit Court of Greene County, Virginia in Plat Card 4659. BEING a portion of two tracts or parcels of land conveyed to The Norman and Patricia Dean Partnership, a Family Partnership, by deed from Norman O. Dean and Patricia H. Dean, formerly husband and wife, dated June 28, 1991, and recorded in the aforesaid Clerk's Office in Deed book 248, page 180. AND BEING a portion of contiguous tracts or parcels of land conveyed to The Norman and Patricia Dean Partnership, a Family Partnership, by deed from Mary Ewell Hundley, femme sole, dated December 12, 1988, and recorded in the aforesaid Clerk's Office in Deed Book 205, page 259.

As evidenced by Certificate issued by the Virginia State Corporation Commission and recorded in the aforesaid Clerk's in Deed Book 1083 at Page 237, The Norman and Patricia Dean Partnership, L.P., converted to Dean Family, LLC, effective January 1, 2006.

INSTRUMENT #1400895
RECORDED IN THE CLERK'S OFFICE OF
GREENE ON
MAY 30, 2014 AT 11:13AM
\$330.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$165.00 LOCAL: \$165.00
Susan E. Burr Dep.
MARIE C. DURRER, CLERK
RECORDED BY: SEB

BOOK 1434 PAGE 420

1. Easements, if any, not shown. No title report furnished.
2. This property does not lie within the 100 year flood zone.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Greene County, Virginia, as shown hereon.
4. Property Zoned: B-3

Note: Under The Greene County Subdivision Ordinance Article 5-5-1, (TMP 60C (A) 42), the single lot exemption from public road standards is no longer valid for either the parent tract or the residual once a division of the parent tract has occurred.

INSTRUMENT #1200660
RECORDED IN THE CLERK'S OFFICE OF
GREENE ON
MARCH 20, 2012 AT 09:48AM
Susan E. Beny Dep.
MARIE C. DURRER, CLERK
RECORDED BY: SEB

DAAN
Dean Family L.L.C.

3/19/12
Date

Certificate of Acknowledgement
City/County of: Greene

Note: With the recordation of this plat, Lot 1, Lot 2, and the residue, will assume shared parking.

Commonwealth/State of Virginia

The foregoing instrument was acknowledged
before me this *19th* day of *MARCH*
2012.

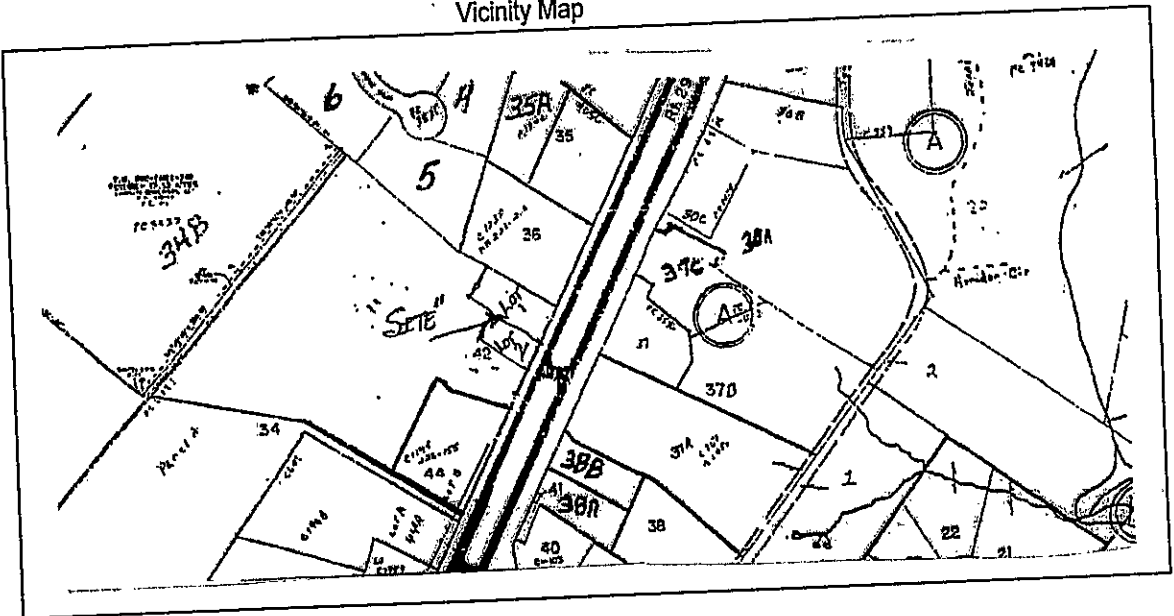
By: *David Dean*

Notary Public: *Kelly Clay 309943*

My Commission Expires: *11/3/2012*

Barb Applebe Planning Director
Greene County Official
3-19-2012
Date

Vicinity Map



BOUNDARY DIVISION
SURVEY PLAT

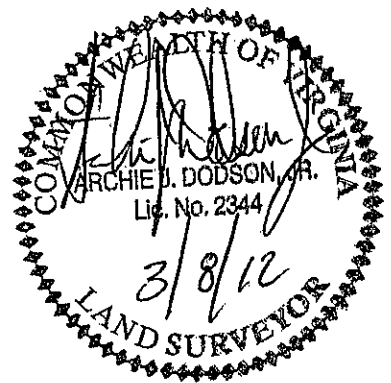
Portion of the Property of
"DEAN FAMILY L.L.C."
Deed Book 248, Page 180
Portion of Tax Map #60C (A) 42
Ruckersville Magisterial District
Greene County, Virginia

Scale 1"=40' Date: February 4, 2012
0.686 Acres Revised: February 28, 2012 &
March 8, 2012

Prepared By:

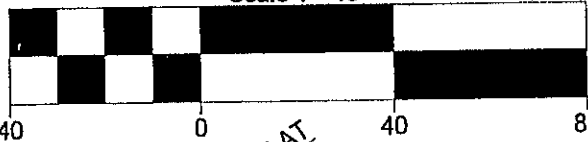
Archie J. Dodson Jr. Surveying
P.O. Box 672
Luray, VA. 22835
Phone: (540) 843-0608
Fax: (540) 843-4828

Email: dodsonsurvey@yahoo.com



"I hereby certify that, to the best of my knowledge and belief, all requirements of the Board of Supervisors and ordinances of Greene County, Virginia, regarding the platting of subdivisions within the county, have been complied with."

1. Easements, if any, not shown. No title report furnished.
2. No flood information given or determined for this parcel.
3. Boundary derived from a field survey and deeds of record as found among the Land Records of Greene County, Virginia, as shown hereon.
4. All Parcels served by private sewer and public water.
5. Residue = 9.374 acres
Lot 1 = 0.332 acres
Lot 2 = 0.354 acres
6. Existing Drainfield to service all parcels shown hereon.



- LEGEND**
- Iron Pin Found
 - Iron Pin Set
 - ⊕ PK Nail Set
 - ⊗ Water Meter
 - ⊙ Power Pole
 - ⊞ Sign Foundation

Setbacks: B-3

Front: 45' from edge of R/W if R/W is 50' or more in width.
70' from centerline of R/W if less than 50' in width.

Adjacent to residential 50' side and rear.

Residue
#60C(A)42
"DEAN FAMILY L.L.C."
248/180
PLAT(2727/4588)
9.374 acres
Zoned:B-3,A-1, B-1
Land Adjacent Zoned
B-3

Residue
#60C(A)42
"DEAN FAMILY L.L.C."
248/180
PLAT(2727/4588)
9.374 acres
Zoned:B-3,A-1, B-1
Land Adjacent Zoned
B-3

Residue
#60C(A)42
"DEAN FAMILY L.L.C."
248/180
PLAT(2727/4588)
9.374 acres
Zoned:B-3,A-1, B-1
Land Adjacent Zoned
B-3

S 55°39'20" E
104.10'

79.00'

S 55°39'20" E
196.54'

N/F
#60C(A)36
"TRI PROPERTIES LLC"
1009/92
PLAT CAB. 1238

+/- 0.2 Mi.
to US RTE 33

Existing D/F Easement
and R/W

20' Drainfield Easement

Existing
Drainfield Area
and Easement

20' Drainfield Easement

N 57°47'21" W
56.36'

N 28°26'05" E
109.41'

Existing
2 Story Brick & Frame
Building
#8689 Posted

Existing
1 Story Metal Building
#8707 Posted

N 57°58'15" W
131.27'

New 24' Access Easement

Ex Sign

Lot 2
0.354 acres
Zoned:B-3

S 35°01'29" W
114.98'

N 60°12'25" W
144.25'

Lot 1
0.332 acres
Zoned: B-3

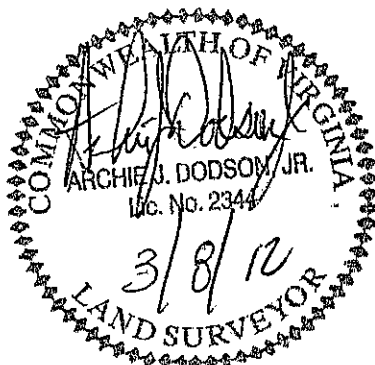
Ex. Sign Posts

S 35°01'29" W
65.34'

Chainlink Fence

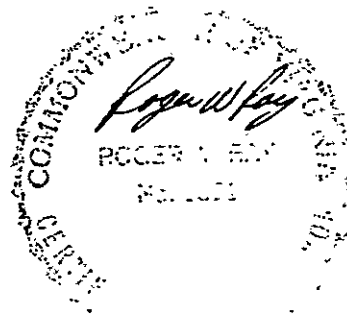
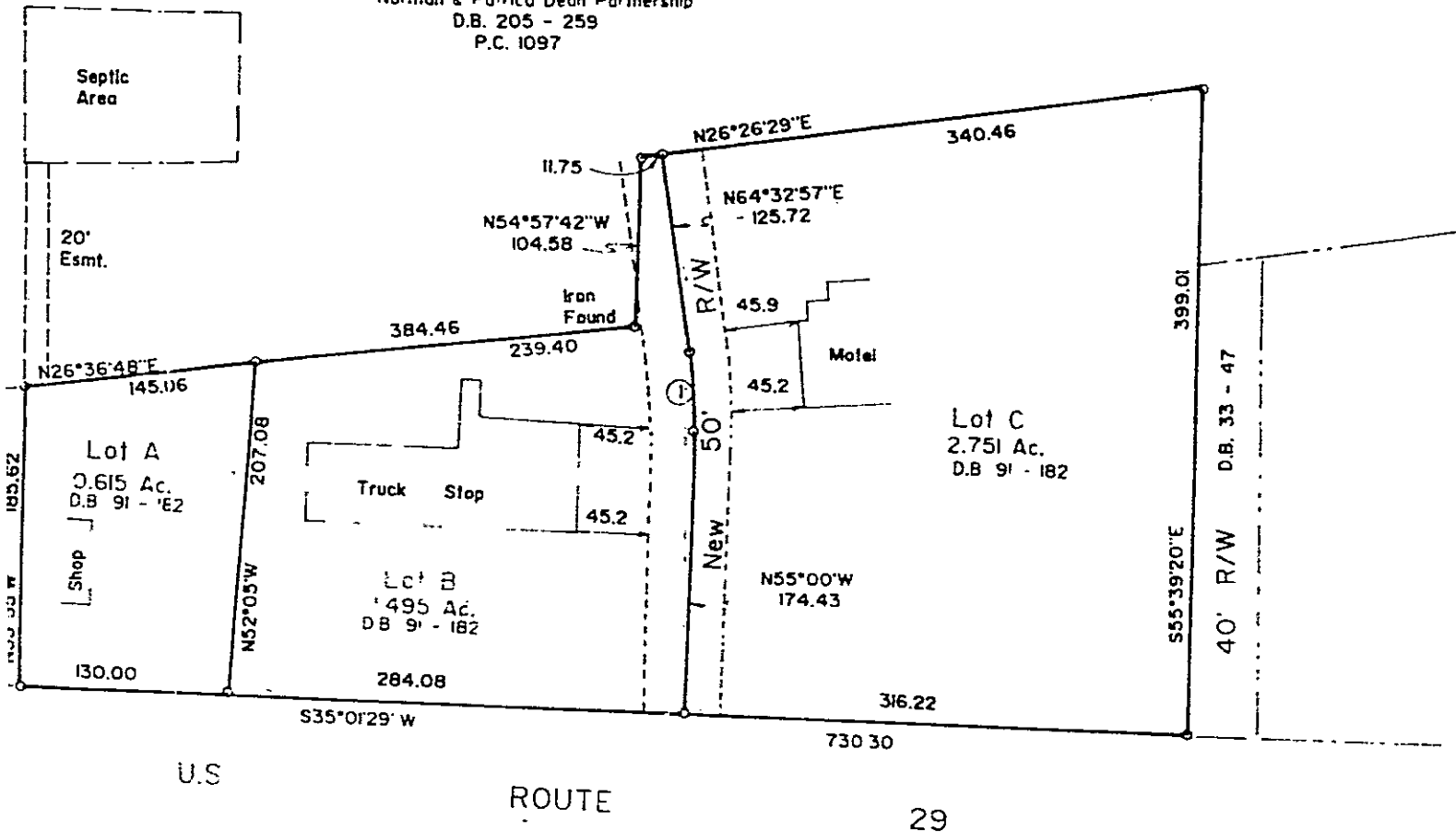
SOUTHBOUND LANE U.S. ROUTE 29(Variable R/W)

INSTRUMENT #1200660
RECORDED IN THE CLERK'S OFFICE OF
GREENE COUNTY
MARCH 20, 2012 AT 09:45AM
Susan E. Barry, Clerk
MARIE C. DURNER, CLERK
RECORDED BY: SEB



- ① A = 09°32'57"
R = 300.00
L = 50.00
C = 49.94
C.B. N59°46'29"W

Norman & Patricia Dean Partnership
D.B. 205 - 259
P.C. 1097



SUBDIVISION PLAT
SHOWING LOTS A, B & C
THE PROPERTY OF NORMAN O. DEAN
LOCATED AT RUCKERSVILLE
GREENE COUNTY, VIRGINIA
SCALE: 1" = 100' DATE: 5-17-89

FOR
NORMAN O. DEAN

R.W. RAY, R.O. SNOW & ASSOC., INC.
CHARLOTTESVILLE, VA.

Patricia Dean

Ruckersville Dist. Marietta, Ga.

7582

Consent and Dedication

Know all Men by these Presents, the Subdivision of Land
Containing 4.86 Acres, more or less, and Designated as Lots A, B, C
Subdivision, Situated in the Buckeye District in the County of Greene,
the Free Consent and in Accordance with the Desires of the Undersigned Owners thereof,
shown on Said Plat are hereby Dedicated to the Public Use, and that all Lots within
are Subject to Certain Restrictions, Reservations, Stipulations, and Covenants as
being Executed by the Undersigned, Under Date of _____, 19____, and
Clerks Office of Greene County, Virginia, in Deed Book _____ Page _____ The
Acres of Land hereby Subdivided Having Been Conveyed to Norman O. Dean
by K.M. & Elsie Heslop by Deed Dated Jan 3
_____, and Recorded in the Clerks Office of Greene County, Virginia, in Deed Book 91
Given Under our Hands this _____ Day of _____, 19____

Notary Public

_____, a Notary Public, Do hereby Certify that
_____, whose Name is Signed to the Foregoing Writing Bearing Date of _____
has Acknowledged the Same Before me Given Under my Hand this
_____, 19____ My Commission Expires 3-2, 1933

Consent of Approval:

This Subdivision Known as _____
the Undersigned in Accordance with Existing Subdivision Regulations and may be
recorded

Richard Simmons 6-7-37 Agent of Governing Body
Secretary

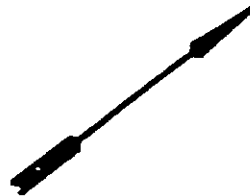
Notary Certificate

I hereby Certify that to the Best of my Knowledge and Belief, all of
acts of the Board of Supervisors of Greene County, Virginia, and Ordinances of Greene
County, have been Complied with Given Under my Hand this _____ Day of _____

W. W. Dean

Richard Simmons
D.B. 109 - 352
P.C. 2 - 5311

CERTY ZONED B 3



Plat Card
1195

Recorded:
7/20/80

Norman & 1