

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
02/03/25	250001204	DREES HOMES OF DC INC	N	CASTILLO, MANUEL VA	N	676,572 DBS	100%
		Recorded Time : 08:12a					
		Description : LOT 6 THE ESTATES AT CLEARVIEW					
		Date of Deed :		Map/PIN: 54AC 6			
		Number Pages : 4					
				CASTILLO, FRANCIA M			
02/03/25	250001206	FIGUEROA, JACQUELINE	Y	FIGUEROA, JACQUELINE 15 MYRTLE ROAD FREDERICKSBURG, VA 22405	Y	0 DQC	100%
		Recorded Time : 08:42a					
		Description : LOT 170 SEC 10 HICKORY RIDGE					
		Date of Deed : 02/03/2025		Map/PIN: 46G 10 170			
		Number Pages : 3					
02/03/25	250001207	DRINKWATER, MARK	N	DOMINION ENERGY VIRGINIA VA	N	1 DE-PL	100%
		Recorded Time : 08:45a					
		Description :		Map/PIN: 43 11D			
		Date of Deed :					
		Number Pages : 4					
				V E & P CO			
02/03/25	250001209	JENKINS, HUNTER A	N	DOMINION ENERGY VIRGINIA VA	N	1 DE-PL	100%
		Recorded Time : 08:48a					
		Description :		Map/PIN: 43 11C			
		Date of Deed :					
		Number Pages : 4					
				V E & P CO			
02/03/25	250001231	LAH CARRIAGE FORD LLC	N	MARONDA HOMES OF VIRGINIA LLC VA	N	660,000 DBS	100%
		Recorded Time : 09:00a					
		Description : LOTS 4 10 & 11A COLEBROOK ESTATES					
		Date of Deed :		Map/PIN: 59D 4			
		Number Pages : 5					
02/03/25	250001234	CARDONA, RICHARD	N	CARDONA DIAZ, RICHARD	N	0 ONC	100%
		Recorded Time : 09:21a					
		Description : CL25-68					
		Date of Deed :					
		Number Pages : 1					
02/03/25	250001235	GRANDMAIRE, CHRISTIAN GN		PHILLIPPE, BRYSON L VA	N	565,000 DBS	100%
		Recorded Time : 09:32a					
		Description : LOT 83 SEC 1B BRENTSMILL					
		Date of Deed :		Map/PIN: 21X 1B 83			
		Number Pages : 3					
				PHILLIPPE, OLIVIA			
02/03/25	250001239	BUTLER, KENNETH S	N	DOMINION ENERGY VIRGINIA VA	N	1 DE-PL	100%
		Recorded Time : 09:40a					
		Description :		Map/PIN: 39 17C			
		Date of Deed :					
		Number Pages : 4					
				V E & P CO			
02/03/25	250001240	NVR INC	N	SILLEY, PETER VA	N	658,990 DBS	100%
		Recorded Time : 10:04a					
		Description : LOT 103 THE HILLS AT BIG SPRING					
		Date of Deed :		Map/PIN: 38K 1 103			
		Number Pages : 3					
				NYARKO, ABIGAIL			
02/03/25	250001242	MSR EMBREY MILL VI LLC	N	KOONTZ, MICHAEL R VA	N	544,550 DBS	100%
		Recorded Time : 10:33a					
		Description : LOT 1601 SEC 11 PH 2A EMBREY MILL					
		Date of Deed :		Map/PIN: 29G 11 1601			

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		Number Pages : 6		KOONTZ, CLAUDIA L KOONTZ FAMILY TRUST				
02/03/25	250001243	BANKS, ANICIA Recorded Time : 10:35a Description : LOT 19 HUNTER TRAIL AT STAFFORD Date of Deed : Number Pages : 3	N	BANKS, ANICIA VA Map/PIN: 20W 19	N	0	DG	100%
				BANKS, CURTIS				
02/03/25	250001246	CRUZ SERRATOS, GUADA... Recorded Time : 10:56a Description : LOT 77 SEC 3 AQUIA OVERLOOK Date of Deed : Number Pages : 4	N	DECOZIO, ANTONIO D VA Map/PIN: 31J 3 77	N	730,000	DBS	100%
				TAIANO, AMANDA				
02/03/25	250001253	MSR EMBREY MILL VI LLC Recorded Time : 11:57a Description : LOT 1602R PH 2A SEC 11 EMBREY MILL Date of Deed : Number Pages : 5	N	VELLUCCI, FREDERIC D VA Map/PIN: 29G 11 1602	N	605,240	DBS	100%
				VELLUCCI, SUSAN M				
02/03/25	250001255	AUSTIN, RAYMOND J Recorded Time : 11:59a Description : LOT 64 SEC 2 BROOKWOOD FARMS Date of Deed : Number Pages : 4	Y	AUSTIN, RAYMOND J VA Map/PIN: 47A 2 64	Y	0	DIT	100%
				AUSTIN, ROSE L AUSTIN FAMILY LIVING TRUST				
02/03/25	250001256	REILEY, BERNARD C Recorded Time : 12:00p Description : LOT 317 DEV C HILLCREST TERRACE Date of Deed : Number Pages : 3	N	SCHUCK, RICHARD T VA Map/PIN: 58E 1C 317	N	455,000	DBS	100%
02/03/25	250001259	SMITH, TONY Recorded Time : 12:05p Description : LOT 326 SEC 2E WIDEWATER VILLAGE AT STAFFORD Date of Deed : Number Pages : 4	N	MOMIN, FATIMA VA Map/PIN: 21R 2E 326	N	567,000	DBS	100%
				WAHAB, WAIS				
02/03/25	250001261	YENCHAK, ERIC R Recorded Time : 12:06p Description : LOT 82A SEC 1 STONE RIVER Date of Deed : Number Pages : 3	N	DIAZ, ROLANDO C VA Map/PIN: 30S 1 82A	N	395,000	DBS	100%
				DIAZ, GILMA				
02/03/25	250001262	TSANG, CHRISTOPHER S Recorded Time : 12:08p Description : LOT 7 SEC 1 LIBERTY PLACE TWNHS Date of Deed : Number Pages : 3	N	REINOSA REYES, CARLOS R VA Map/PIN: 20T 7	N	325,000	DBS	100%
				GONZALEZ FLORES, GISELLE				
02/03/25	250001264	WARREN, MARVIN Recorded Time : 12:10p Description : LOT 93 SEC 2 POTOMAC HILLS Date of Deed :	N	MOHMAND, SULIMAN VA Map/PIN: 21E 2 93	N	350,000	DBS	100%

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	Number Pages : 5			NAIMI, FARAZANA			
02/03/25	250001268	KNORR, LEE C Recorded Time : 12:12p Description : Date of Deed : 10/04/2024 Number Pages : 5	N	NORTHERN VIRGINIA ELECTRIC CO... N 40 STEFANIGA ROAD STAFFORD, VA 22556 Map/PIN: 27 18F		1 DE-PL	100%
02/03/25	250001269	DOBBINS, LINDA W Recorded Time : 12:14p Description : SEE DOCUMENT Date of Deed : 01/16/2025 Number Pages : 3	Y	HARTWOOD HOUSE LLC FREDERICKSBURG, VA 22406 Map/PIN: 17 16C	Y	0 DG	100%
02/03/25	250001271	DIAZ, LUIS A Recorded Time : 12:39p Description : LOT 20 BRITTANY ESTATES Date of Deed : Number Pages : 4	N	DIAZ, LUIS A VA Map/PIN: 40E 20 SILVA, PATRICIA DIAZ SILVA FAMILY TRUST	N	0 DG	100%
02/03/25	250001272	JOHNSON, STEPHEN K Recorded Time : 12:40p Description : LOT 136 SEC 7B GREENRIDGE Date of Deed : Number Pages : 4	N	ROBINSON, SHAUN G VA Map/PIN: 30G 7B 136 MILLER ROBINSON, KERRON A	N	530,000 DBS	100%
02/03/25	250001274	DR HORTON INC Recorded Time : 12:42p Description : LOT 25 RIVERS BLUFF Date of Deed : Number Pages : 3	N	ASHKETTLE, JACOB A VA Map/PIN: 42C 25 ASHKETTLE, EMILY P	N	739,990 DBS	100%
02/03/25	250001276	ABEGAZ, KUMNEGER Recorded Time : 12:47p Description : LOT 11 CRESCENT VALLEY Date of Deed : Number Pages : 4	Y	ABEGAZ, KUMNEGER D VA Map/PIN: 54RR 11 MEHIRETE, BETHLEHEM ABEGAZ FAMILY LIVING TRUST	Y	0 DIT	100%
02/03/25	250001277	RAINES, JEREMY D Recorded Time : 12:53p Description : 4.0016 ACRES GEORGE WASHINGTON DISTRICT Date of Deed : Number Pages : 3	N	BROWN, JOSEPH L VA Map/PIN: 55 101C BROWN, RETHA LYN	N	800,000 DBS	100%
02/03/25	250001281	ESCAMILLA MENDOZA, GE... Recorded Time : 01:38p Description : 0.2084 ACRES Date of Deed : Number Pages : 3	N	ESCAMILLA MENDOZA, GERARDO R VA Map/PIN: 45D 1 28 MENDOZA ESCOBAR, ESMIRNA G	N	0 DG	100%
02/03/25	250001283	NVR INC Recorded Time : 01:47p Description : LOT 136 SEC 4 POTOMAC CHURCH FARMS Date of Deed : Number Pages : 3	N	LAMPTEY, DAVID VA Map/PIN: 39Y 4 136	N	566,960 DBS	100%

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02/03/25	250001285	PARASIDIS FAMILY I LLC	N	SANCHEZ CONCHA, JUAN M VA	N	825,000	DBS	100%
		Recorded Time : 01:51p						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 38 16A				
		Number Pages : 4						
02/03/25	250001287	RAMOS, NELSON	N	RAMOS, NELSON VA	N	0	DBS	100%
		Recorded Time : 01:54p						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 18 78A				
		Number Pages : 3						
				RAMOS, AMANDA G				
02/04/25	250001296	BSE1 LLC	N	NVR INC VA	N	208,915	DBS	100%
		Recorded Time : 08:49a						
		Description : LOT 85 HILLS AT BIG SPRING						
		Date of Deed :		Map/PIN: 38K 1 85				
		Number Pages : 3						
02/04/25	250001298	BSE1 LLC	N	NVR INC VA	N	208,915	DBS	100%
		Recorded Time : 08:51a						
		Description : LOT 1 SEC 1 BIG SPRING ESTATES						
		Date of Deed :		Map/PIN: 38J 1 1				
		Number Pages : 3						
02/04/25	250001300	STEVENS, LANDON	N	JOHNSON, STEPHEN K VA	N	915,000	DBS	100%
		Recorded Time : 08:53a						
		Description : LOT 7 GRAYSTON AT ABEL LAKE						
		Date of Deed :		Map/PIN: 37F 7				
		Number Pages : 4						
				JOHNSON, HOLLY E				
02/04/25	250001305	DAGNE, ADAYABEBA L	N	PRLAP INC VA	N	0	COR	100%
		Recorded Time : 09:22a						
		Description : CORRECTION TO INST 240013473						
		Date of Deed :		Map/PIN: 29G 4D 656				
		Number Pages : 31						
02/04/25	250001309	VLAD, REMUS	N	DICKENS, ALLEN VA	N	275,000	DBS	100%
		Recorded Time : 10:45a						
		Description : UNIT 165 PH 23 STAFFORD MEADOWS CONDO						
		Date of Deed :		Map/PIN: 20J 23 165				
		Number Pages : 3						
02/04/25	250001311	RUVIO MUNOZ, SERGIO	N	BALTAZAR QUISPE, ROSMERY VA	N	450,000	DBS	100%
		Recorded Time : 10:49a						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 22 26A				
		Number Pages : 4						
				SEJAS GARCIA, JOSE L				
02/04/25	250001313	IMHOLTE, NICHOLAS	N	FLYNN, RYAN R VA	N	600,000	DBS	100%
		Recorded Time : 11:08a						
		Description : LOT 108 PH 3 & 4 SEC 2 STONE RIVER						
		Date of Deed :		Map/PIN: 30S 2 108				
		Number Pages : 4						
				FLYNN, SARAH E				
02/04/25	250001319	GITTENS, ANDREW	N	PHILIPS, ATUL VA	N	295,000	DBS	100%
		Recorded Time : 11:38a						
		Description : LOT 62 SEC 4 CHARLESTON COMMONS						
		Date of Deed :		Map/PIN: 54FF 4 62				
		Number Pages : 3						

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02/04/25	250001320	FLORES, JOSE A	N	WILSON, ANIKA N VA	N	399,000	DBS	100%
		Recorded Time : 11:41a						
		Description : LOT 137 SEC 2 HICKORY RIDGE						
		Date of Deed :		Map/PIN: 46G 2 137				
		Number Pages : 4						
				WILSON, JOHNSTON D				
02/04/25	250001325	ESTATE OF JIN WON KIM	N	AMAPANGA, CHARLES A VA	N	439,000	DBS	100%
		Recorded Time : 12:05p						
		Description : LOT 155 SEC 3 RAPPAHANNOCK LANDING						
		Date of Deed :		Map/PIN: 53M 3 155				
		Number Pages : 3						
				WASIKE, DAVID				
02/04/25	250001329	MURDEN, SARAH B	N	CLAUSSON, MICHAEL T VA	N	425,000	DBS	100%
		Recorded Time : 12:48p						
		Description : LOT 543 SEC 3 AQUIA HARBOUR						
		Date of Deed :		Map/PIN: 21B 543				
		Number Pages : 5						
				SUAREZ PERNIA, STEPHANY C PERNIA, FLORANGEL				
02/04/25	250001331	SPARKS, ALFRED W	N	LRW INVESTMENTS & PROPERTY M... VA	N	172,557	DBS	100%
		Recorded Time : 02:03p						
		Description : LOT 150 SEC 2 OAKRIDGE						
		Date of Deed :		Map/PIN: 20C 2 150				
		Number Pages : 3						
02/04/25	250001334	BROOKS, MARK S	N	COKE, HALEY VA	N	365,000	DBS	100%
		Recorded Time : 02:19p						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 55B 1 2				
		Number Pages : 3						
				CAREY, ROBERT E				
02/04/25	250001337	TSANG, CHRISTOPHER S	Y	REINOSA REYES, CARLOS R VA	Y	325,000	COR	100%
		Recorded Time : 02:30p						
		Description : CORRECTION TO INST 250001262						
		Date of Deed :		Map/PIN: 20T 7				
		Number Pages : 6						
				GONZALEZ FLORES, GISELLE				
02/05/25	250001345	LITTLE FALLS RUN LC	N	V E & P CO VA	N	1	DE-PL	100%
		Recorded Time : 08:13a						
		Description :						
		Date of Deed :		Map/PIN: 45 465				
		Number Pages : 6						
				DOMINION ENERGY VIRGINIA				
02/05/25	250001346	DUNDEE PL LLC	N	DEJESUS, DAVID A VA	N	405,000	DBS	100%
		Recorded Time : 08:24a						
		Description : LOT 170 SEC 3 HEATHER HILLS						
		Date of Deed :		Map/PIN: 54DD 3 170				
		Number Pages : 3						
02/05/25	250001351	BISHOP, STEPHEN	N	HAN, XIAO GUANG VA	N	420,000	DBS	100%
		Recorded Time : 08:51a						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 18 28L				
		Number Pages : 3						
				HU, GUIYUN				
02/05/25	250001360	GREENBLATT, ZACHARY T	N	GREENBLATT, CATHERINE A	N	0	ONC	100%

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		Recorded Time : 09:57a Description : CL25-207 Date of Deed : Number Pages : 1					
02/05/25	250001361	PORTLAND, MICHAEL J	N	PORTLAND, MICHAEL J VA Description : LOT 801 SEC 3 AQUIA HARBOUR Date of Deed : Number Pages : 3	N	0 DBSHW	100%
				Map/PIN: 21B 801 PORTLAND, ZSOFIA			
02/05/25	250001367	REED, DAVID E	N	REED, KUN H VA Description : LOT 28 SEC 2A HILLS OF AQUA Date of Deed : Number Pages : 3	N	0 DG	100%
				Map/PIN: 21Y 2A 28			
02/05/25	250001369	KJ CAPITAL GROUP LLC	N	LINK CUSTOMS LLC VA Description : LOT 27 SEC 3 KINGS GRANT Date of Deed : Number Pages : 4	N	510,000 DBS	100%
				Map/PIN: 24A 3 27 LEVEL T CONTRACTING LLC			
02/05/25	250001370	KOROVIN, NIKITA	N	VOCES, EMMANUEL D VA Description : CORRECTION OF INST 250001022 Date of Deed : Number Pages : 27	N	0 COR	100%
				Map/PIN: 54AC 11			
02/05/25	250001373	KAIN, JAMES W	N	TRAN, CAROL T V VA Description : LOT 83 SEC 4C STAFFORD OAKS Date of Deed : Number Pages : 4	N	294,900 DBS	100%
				Map/PIN: 30F 4 83 CHANG, ERIC S			
02/05/25	250001375	PHILLIPS, MATTHEW J	N	PHILLIPS, MATTHEW J 1428 WASHINGTON DRIVE STAFFORD, VA 22554 Description : LOT 1001 SECTION 2 AQUIA HARBOUR SUBDIVISION Date of Deed : 08/21/2024 Number Pages : 3	Y	0 DPD-PL	100%
				Map/PIN: 21B 1001			
02/05/25	250001380	BERRIOS MORALES, IDENI...	N	DEAN, HAMED W VA Description : LOT 38 SEC 5 RAPPAHANNOCK LANDING Date of Deed : Number Pages : 4	N	580,000 DBS	100%
				Map/PIN: 53M 5 38 DEAN, FROZAN Z			
02/05/25	250001382	BARNETT, RAYMOND E	N	AMERICAN EAST INVESTORS LLC VA Description : SEE DOCUMENT Date of Deed : Number Pages : 3	N	172,579 DBS	100%
				Map/PIN: 55 219			
02/05/25	250001383	NVR INC	N	NGUESSAN, GINO F A O VA Description : LOT 147 SEC 4 POTOMAC CHURCH FARMS Date of Deed : Number Pages : 3	N	578,445 DBS	100%
				Map/PIN: 39Y 4 147			
02/05/25	250001387	BOZZELL, JOHN E	N	BOZZELL, JOHN	N	0 DG	100%

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
		Recorded Time : 01:03p Description : 1.000 ACRE AQUIA DISTRICT Date of Deed : Number Pages : 4		VA Map/PIN: 39 140B			
02/05/25	250001389	WALTERS, JOSHUA E J	N	CLARK, MASON VA Description : LOT 1803 SEC 6 AQUIA HARBOUR Date of Deed : Number Pages : 4	N	555,000 DBS	100%
				Map/PIN: 21B 1803			
02/05/25	250001392	STONEHILL FAMILY HOME...	N	AGUILAR, WILLIAM E VA Description : PARCEL C1 WESTERGREN Date of Deed : Number Pages : 3	N	1,025,602 DBS	100%
				Map/PIN: 17 31E			
02/05/25	250001396	REID KINGSBERRY, XERO...	N	KOHISTANI, MONSOUR VA Description : UNIT 21 PH 5 COURTYARDS AT COLONIAL FORGE CONDO Date of Deed : Number Pages : 3	N	549,900 DBS	100%
				KOHISTANI, AHMAD Z			
02/06/25	250001398	NVR INC	N	VERIZON VIRGINIA LLC VA Description : Date of Deed : Number Pages : 5	N	1 DE-PL	100%
				Map/PIN: 37 30A			
02/06/25	250001399	MARELLI, ADRIANA A	N	BRYAN D FELDER LIVING TRUST VA Description : LOT 125 HIGHPOINTE Date of Deed : Number Pages : 4	N	299,999 DBS	100%
				FELDER, BRYAN D			
02/06/25	250001406	BALLARD, DAVID	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1 DE-PL	100%
				Map/PIN: 54J 420 6			
				V E & P CO			
02/06/25	250001411	TAYLOR, DEBBIE L	N	TAYLOR, DEBBIE L VA Description : LOT 33 SEC 9 HAMPTON OAKS Date of Deed : Number Pages : 5	N	0 DPD	100%
				Map/PIN: 20P 9 333			
02/06/25	250001425	WATSON, JAMES R	N	WATSON, CHRISTOPHER J VA Description : 0.459 AC LEELAND DIST Date of Deed : Number Pages : 3	N	0 DG	100%
				Map/PIN: 55 22A			
02/06/25	250001426	VELASQUEZ, RAFAEL A	N	QUINTON ESTATE LLC VA Description : 42.071 AC LEELAND DIST Date of Deed : Number Pages : 4	N	0 DG	100%
				Map/PIN: 47 13			
02/06/25	250001428	SLOAN, SHAWN E	N	DOMINION ENERGY VIRGINIA VA Recorded Time : 01:35p	N	1 DE-PL	100%

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Description :							
	Date of Deed :			Map/PIN: 54J 424 8				
	Number Pages : 4							
				V E & P CO				
02/06/25	250001429	COTTRELL, DANA K	N	DOMINION ENERGY VIRGINIA VA	N	1	DE-PL	100%
	Recorded Time : 01:36p							
	Description :							
	Date of Deed :			Map/PIN: 54J 424 5				
	Number Pages : 4							
				V E & P CO				
02/06/25	250001430	SCHUKIS, THOMAS J	N	DOMINION ENERGY VIRGINIA VA	N	1	DE-PL	100%
	Recorded Time : 01:37p							
	Description :							
	Date of Deed :			Map/PIN: 54J 425 2				
	Number Pages : 4							
				V E & P CO				
02/06/25	250001431	YONUS PROPERTIES LLC	N	ATTAI, MASWOOD VA	N	625,000	DBS	100%
	Recorded Time : 01:41p							
	Description : 3.8466 ACRES GRIFFIS WIDEWATER DISTRICT							
	Date of Deed :			Map/PIN: 41 2G				
	Number Pages : 3							
02/06/25	250001432	K HOVNANIAN AT ROCKY ...	N	KINGSBERRY, XERONA VA	N	775,000	DBS	100%
	Recorded Time : 01:48p							
	Description : LOT 3 SEC 1 ROCKY RUN VILLAGE							
	Date of Deed :			Map/PIN: 43X 1 3				
	Number Pages : 3							
02/06/25	250001434	NVR INC	N	SAMUELS, JOAN VA	N	496,555	DBS	100%
	Recorded Time : 01:50p							
	Description : LOT 120 SEC 4 POTOMAC CHURCH FARMS							
	Date of Deed :			Map/PIN: 39Y 4 120				
	Number Pages : 3							
02/06/25	250001437	NVR INC	N	NYARKO, SAMUEL N VA	N	633,985	DBS	100%
	Recorded Time : 01:54p							
	Description : LOT 75 HILLS AT BIG SPRING							
	Date of Deed :			Map/PIN: 38K 1 75				
	Number Pages : 3							
02/07/25	250001448	ANTHONEY, DANIEL L	N	FUENTES, LUIS M VA	N	625,000	DBS	100%
	Recorded Time : 08:45a							
	Description : LOT 70 COURTHOUSE MANOR							
	Date of Deed :			Map/PIN: 30VV 70				
	Number Pages : 3							
				FUENTES, GEMA G				
02/07/25	250001453	TAYLOR HAYES, SHEILA D	N	TAYLOR, SHEILA D	N	0	ONC	100%
	Recorded Time : 09:00a							
	Description : CL24-4036							
	Date of Deed :							
	Number Pages : 1							
02/07/25	250001458	MONTGOMERY RENTAL P...	N	PETERS, ST FRANCIS	N	0	DQC	100%
	Recorded Time : 09:45a							
	Description : LOT 16 SEC 1 AUSTIN RUN TOWNHOUSES							
	Date of Deed :			Map/PIN: 30E 1 16				
	Number Pages : 3							
02/07/25	250001459	MONTGOMERY RENTAL P...	N	PETERS, ST FRANCIS	N	0	DQC	100%
	Recorded Time : 09:45a							

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Description : LOT 76 SEC 2 STAFFORD MEWS Date of Deed : Number Pages : 3		Map/PIN: 20AA 2 76				
02/07/25	250001460	HARMON, SHARON E	N	MATUTE JIMENEZ, FAUSTO O VA	N	390,000	DBS	100%
		Recorded Time : 10:48a Description : 9.91 ACRES AQUIA DISTRICT Date of Deed : Number Pages : 7		Map/PIN: 30 139				
				CRUZ, JOSE A				
02/07/25	250001466	BABKA, KYLE	N	BABKA, KYLE A VA	N	0	DG	100%
		Recorded Time : 11:05a Description : LOT 77 SEC 4C STAFFORD OAKS Date of Deed : Number Pages : 6		Map/PIN: 30F 4 77				
				BABKA, STACEY L BABKA FAMILY TRUST				
02/07/25	250001472	CENTREPORT PARKWAY ...	N	NHNR HOLD CO 20 LLC	N	77,625,000	DOA	100%
		Recorded Time : 11:55a Description : 84.6568 AC Date of Deed : Number Pages : 8		Map/PIN: 38 14B				
02/07/25	250001483	OSBORNE, REBECCA L	N	OSBORNE, DENNIS M	N	0	DG	100%
		Recorded Time : 01:19p Description : LOT 77 SEC 1 PH 2 SWEETBRIAR WOODS Date of Deed : Number Pages : 3		Map/PIN: 54W2 1 77				
				OSBORNE, REBECCA L				
02/07/25	250001484	OSBORNE, REBECCA L	N	OSBORNE, DENNIS M	N	0	DIT	100%
		Recorded Time : 01:19p Description : LOT 77 SEC 1 PH 2 SWEETBRIAR WOODS Date of Deed : Number Pages : 3		Map/PIN: 54W2 1 77				
				OSBORNE, REBECCA L OSBORNE LIVING TRUST				
02/07/25	250001485	CARTER, THERESA L	N	DELOS REYES, THERESA	N	0	DG	100%
		Recorded Time : 01:19p Description : LOT 68 GRAFTON VILLAGE Date of Deed : Number Pages : 3		Map/PIN: 54K 22 68				
				DELOS REYES, RONALD M				
02/07/25	250001486	BLACKWELL, ELIZABETH A	N	BLACKWELL, ELIZABETH A	N	0	DIT	100%
		Recorded Time : 01:19p Description : LOT 65 SEC 1 WOODLAWN Date of Deed : Number Pages : 3		Map/PIN: 54P 1 65				
				BLACKWELL LIVING TRUST				
02/07/25	250001487	BLACKWELL, ELIZABETH A	N	BLACKWELL, ELIZABETH A	N	0	DIT	100%
		Recorded Time : 01:19p Description : LOT 66 SEC 1 WOODLAWN Date of Deed : Number Pages : 3		Map/PIN: 54P 1 66				
				BLACKWELL LIVING TRUST				
02/07/25	250001488	EURIPIDES, MICHAEL	N	LIXOURI LLC	N	0	DBS	100%
		Recorded Time : 01:19p Description : LOT 22 CHATHAM LANDING						

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
		Date of Deed : Number Pages : 3		Map/PIN: 54Y 22			
02/07/25	250001490	REICHARD, JOHN J Recorded Time : 01:19p Description : LOT 1 BLK G THIRD ADDITION HIGHLAND HOMES Date of Deed : Number Pages : 3	N	REICHARD, JOHN J REICHARD, LINDA M REICHARD LIVING TRUST	N	0 DIT	100%
02/07/25	250001491	BARLOW, ALAN D Recorded Time : 01:19p Description : LOT 127 SEC 5 ARGYLE HILLS Date of Deed : Number Pages : 3	N	BARLOW, ALAN D BARLOW, OOI LEN BARLOW LIVING TRUST	N	0 DIT	100%
02/07/25	250001481	ROSE, CHRISNA Recorded Time : 01:24p Description : LOT 1322 SEC 11 PH 2A EMBREY MILL Date of Deed : Number Pages : 3	N	ROSE, DOUGLAS E Map/PIN: 29G 11 1322	N	0 DQC	100%
02/07/25	250001492	DAVIS, TONY L Recorded Time : 01:32p Description : LOT 53 SEC 2 OLD FORGE Date of Deed : Number Pages : 4	N	RIVERA CASTRO, JUAN C VA Map/PIN: 45H 2 53 CASTRO, VERÓNICA	N	268,000 DBS	100%
02/07/25	250001495	WEISMAN, GREGORY J Recorded Time : 01:37p Description : LOT 128 SEC 9 CARDINAL FOREST Date of Deed : Number Pages : 5	Y	WEISMAN, GREGORY VA Map/PIN: 44L 9 128 WEISMAN, DAWN M WEISMAN REVOCABLE LIVING TRUST	Y	0 DIT	100%
02/07/25	250001496	AMOAKUH, GERALD Recorded Time : 01:41p Description : LOT 11 SEC 2 TOWNS OF ASHLEIGH Date of Deed : Number Pages : 2	N	AMOAKUH, CAROL Map/PIN: 30P 2 11	N	0 DG	100%
02/07/25	250001498	NICHOLAS, DENNIS E Recorded Time : 01:44p Description : LOT 69 SEC 3A BROOKSTONE Date of Deed : Number Pages : 5	Y	NICHOLAS, DENNIS E VA Map/PIN: 54JJ 3A 69 NICHOLAS, MARIAN S NICHOLAS REVOCABLE LIVING TRU...	Y	0 DIT	100%
02/07/25	250001500	MCCARTNEY, SANDRA G Recorded Time : 01:55p Description : LOTS 20 & 21 SEC 2 POTOMAC Date of Deed : Number Pages : 4	N	HOLDING LB INC VA Map/PIN: 47B 2 21	N	600,000 DBS	100%
02/07/25	250001503	BLACKBURN, TURNER A Recorded Time : 02:09p Description : 51.45455 AC AQUIA DIST Date of Deed :	N	WOODBOURNE FALLS LLC VA Map/PIN: 29 33	N	3,101,808 DBS	100%

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
Number Pages : 10								
02/07/25	250001505	COLVIN, GEORGE M	N	COMMONWEALTH OF VIRGINIA ROCK HILL CHURCH RD STAFFORD, VA 22556	Y	0	DE-PL	100%
				Recorded Time : 02:18p				
				Description : 10066752 ACRES				
				Date of Deed : 09/19/2024				
				Map/PIN: 18 7				
				Number Pages : 15				
				DEPARMENT OF TRANSPORTATION				
02/07/25	250001506	COLVIN, GEORGE M	N	COMMONWEALTH OF VIRGINIA ROCK HILL CHURCH RD STAFFORD, VA 22556	Y	0	DBS-PL	100%
				Recorded Time : 02:26p				
				Description : ST HWY PB 15 PG 302-305				
				Date of Deed : 09/19/2024				
				Map/PIN: 18 7				
				Number Pages : 14				
				DEPARMENT OF TRANSPORTATION				
02/10/25	250001513	NVR INC	N	LEE, OKAKO B O VA	N	679,275	DBS	100%
				Recorded Time : 08:10a				
				Description : LOT 95 HILLS AT BIG SPRING				
				Date of Deed :				
				Map/PIN: 38K 1 95				
				Number Pages : 3				
				LEE, ROBINSON C				
02/10/25	250001516	BAD LIVING TRUST	Y	AIKMAN, BRITTANY K	Y	0	DG	100%
				Recorded Time : 08:46a				
				Description : LOT 6 SEC 2 SHADOW WOOD				
				Date of Deed :				
				Map/PIN: 21D 2 6				
				Number Pages : 3				
02/10/25	250001523	HARDWOOD PROPERTIES...	N	BUSQUET, ANDRES C VA	N	524,900	DBS	100%
				Recorded Time : 08:52a				
				Description : LOT 14A SEC 2 STAFFORD GREENS				
				Date of Deed :				
				Map/PIN: 39D 2 14				
				Number Pages : 3				
				CORVALAN, CINDY				
02/10/25	250001526	TIDWELL ZALDANA, HELE...	N	FLEMING, PATRICK VA	N	500,000	DBS	100%
				Recorded Time : 09:12a				
				Description : LOT 3 SEC 1 STAFFORD LANDING				
				Date of Deed :				
				Map/PIN: 45V 1 3				
				Number Pages : 3				
				DINGLER, MADELYN				
02/10/25	250001528	KEENER, CHERYL	N	EVANS, SETH VA	N	590,000	DBS	100%
				Recorded Time : 10:04a				
				Description : LOT 189 SEC 6 STRATFORD PLACE				
				Date of Deed :				
				Map/PIN: 54EE 6 189				
				Number Pages : 3				
				EVANS, TIFFANI				
02/10/25	250001530	NVR INC	N	KOHGADAI, ABDUL W VA	N	714,780	DBS	100%
				Recorded Time : 10:17a				
				Description : LOT 92 HILLS AT BIG SPRING				
				Date of Deed :				
				Map/PIN: 38K 1 92				
				Number Pages : 3				
				KOHGADAI, WALIULLAH KOHGADAI, SADIQULLAH KOHGADAI, BI BI F				
02/10/25	250001534	KHALID, SAYED A	N	KHALID, SAYED A VA	N	0	DG	100%
				Recorded Time : 10:21a				
				Description : LOT 284 SEC 22 GRAFTON VILLAGE				
				Date of Deed :				
				Map/PIN: 54L 20 284				
				Number Pages : 4				

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02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
				MAHMOOD, SAYED K BEGUM, MUBBASHARA			
02/10/25	250001537	SF INVESTMENTS LLC	N	MELARA MELARA, OSWALDO A VA	N	432,000 DBS	100%
		Recorded Time : 11:51a					
		Description : SEE DOCUMENT					
		Date of Deed :		Map/PIN: 45C 1 26			
		Number Pages : 5					
02/10/25	250001539	GELINAS, JOSEPH W	N	GELINAS FAMILY TRUST STAFFORD, VA 22554	N	0 DQC	100%
		Recorded Time : 12:01p					
		Description : LOT 23 PH 1 SEC 2 SHELTONS RUN RETD FOR TITLE INSURER & COMPLETED NOTARY. RETD AS IS .					
		Date of Deed : 01/23/2025		Map/PIN: 28G1 2 23			
		Number Pages : 3					
				GELINAS, JOSEPH W GELINAS, MEGHAN E			
02/10/25	250001558	RAMSUER, FLORETTA T	Y	FLORETTA T RAMSEUR REVOCABL... VA	Y	0 DIT	100%
		Recorded Time : 12:47p					
		Description : LOT 37 SEC 1B SEVEN LAKES					
		Date of Deed :		Map/PIN: 27B 1B 37			
		Number Pages : 5					
				RAMSUER, FLORETTA T			
02/10/25	250001563	GLOSTER, JOHN	N	SKALICKY, MICHAEL VA	N	656,000 DBS	100%
		Recorded Time : 12:53p					
		Description : LOT 967 SEC 6 PH 1 EMBREY MILL					
		Date of Deed :		Map/PIN: 29G 6 967			
		Number Pages : 6					
				SKALICKY, CLAIRE V			
02/10/25	250001565	SURGI, BARBARA L	N	SURGI, BARBARA L VA	N	0 DG	100%
		Recorded Time : 12:56p					
		Description : LOT 147 SEC 26 MANORS OF PARK RIDGE PH 2					
		Date of Deed :		Map/PIN: 20S 26 147			
		Number Pages : 6					
				BARBARA L SURGI LIVING TRUST			
02/10/25	250001571	SPANGLER, LINDA	Y	LINDA SPANGLER IRREVOCABLE T... 408 CAMDEN DRIVE FREDERICKSBURG, VA 22405	Y	10 DG	100%
		Recorded Time : 01:27p					
		Description : LOT 171 SECTION 5A CLEARVIEW HEIGHTS					
		Date of Deed : 01/24/2025		Map/PIN: 54S 5 171			
		Number Pages : 5					
				SPANGLER, ROBERT C BRIANAS, WENDI S			
02/10/25	250001573	BARRETT, DANIEL L	N	BARRETT, DANIEL L	N	0 DQC	100%
		Recorded Time : 02:06p					
		Description : SEE DOCUMENT					
		Date of Deed :		Map/PIN: 54A 1A 14			
		Number Pages : 2					
02/11/25	250001582	BSE1 LLC	N	NVR INC VA	N	417,831 DBS	100%
		Recorded Time : 08:11a					
		Description : LOTS 80 & 91 HILLS AT BIG SPRING					
		Date of Deed :		Map/PIN: 38K 1 80			
		Number Pages : 3					
02/11/25	250001585	VANDYCK, MOSES K	N	SADIQUE, MOFEEDA VA	N	700,000 DBS	100%
		Recorded Time : 08:16a					
		Description : LOT 58 SEC 1 BIG SPRING ESTATES					
		Date of Deed :		Map/PIN: 38J 1 58			
		Number Pages : 3					
				SINGH, SHIV M			

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Local Taxation Department
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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/11/25	250001587	TI POTOMAC CHURCH FA...	N	NVR INC VA Description : LOTS 125 & 156 SEC 4 POTOMAC CHURCH FARMS Date of Deed : Number Pages : 3	N	314,200	DBS	100%
02/11/25	250001597	FIORE, JOHN G	Y	FIORE, JOHN G VA Description : LOT 160 SEC 2 WINDSOR FOREST Date of Deed : Number Pages : 5	Y	0	DIT	100%
				FIORE, JULIE A JOHN G & JULIE A FIORE LIVING TR...				
02/11/25	250001599	POLLOCK, KELLY B	N	MCKINNON, SAMANTHA VA Description : LOT 244 SEC 6C COLONIAL FORGE Date of Deed : Number Pages : 3	N	527,000	DBS	100%
				HARRIGAL, PAYTON				
02/11/25	250001604	ALZNAUER, GREGORY	N	GUADALUPE, AMALIA VA Description : LOT 539 SEC 5B2 CELEBRATE VIRGINIA NORTH Date of Deed : Number Pages : 3	N	499,000	DBS	100%
				ROBINSON, TIMOTHY ROBINSON, MIRYAM D				
02/11/25	250001607	MILLS, MARGARET A	N	MONGEAU MINOR, VERONICA J VA Description : 3.160 AC Date of Deed : Number Pages : 3	N	535,000	DBS	100%
				KOROTSKY, MARIE E KOROTSKY, ROBERT C LIPPOLT, ANITA M				
02/13/25	250001654	MULROY, MICHAEL T	N	BGRS RELOCATION INC VA Description : LOT 68 SEC 2 BERKSHIRE Date of Deed : Number Pages : 3	N	850,000	DBS	100%
				Map/PIN: 29E 2 68				
02/13/25	250001655	BGRS RELOCATION INC	N	STEWART, CHARLES VA Description : LOT 68 SEC 2 BERKSHIRE Date of Deed : Number Pages : 3	N	850,000	DBS	100%
				Map/PIN: 29E 2 68				
				STEWART, JESSICA				
02/13/25	250001658	LEE, ANTHONY	N	SCRIVEN, RONDA VA Description : LOT 17 SOUTHGATE HILLS Date of Deed : Number Pages : 4	N	525,000	DBS	100%
				Map/PIN: 45AA 17				
02/13/25	250001661	LUND LLC	Y		Y	0	DG	100%
				Recorded Time : 08:17a Description : SEE DOCUMENT Date of Deed : Number Pages : 4				
				Map/PIN: 59 32A				

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/13/25	250001665	STEPHENS, DAVID H	N	ROJAS, MARCO A VA Description : LOT 103 SEC 3 STRATFORD PLACE Date of Deed : Number Pages : 3	N	540,000	DBS	100%
				Map/PIN: 54EE 3 103				
				ROJAS, FRANCESCA J				
02/13/25	250001680	STANFIELD, JOYCE	N	ANDAR, QUADRATULLAH VA Description : LOT 711 SEC 6A6B LEEAND STATION Date of Deed : Number Pages : 4	N	580,000	DBS	100%
				Map/PIN: 46M 6AB 711				
				ANDAR, FARZANA SADAT, RAMIN				
02/13/25	250001684	FFMOD LLC	N	V E & P CO VA Description : Date of Deed : Number Pages : 6	N	1	DE-PL	100%
				Map/PIN: 36 18B				
				DOMINION ENERGY VIRGINIA				
02/13/25	250001685	LAH CARRIAGE FORD LLC	N	V E & P CO VA Description : Date of Deed : Number Pages : 9	N	1	DE-PL	100%
				Map/PIN: 35 16				
				DOMINION ENERGY VIRGINIA				
02/13/25	250001688	CLARK, MASON	Y	CLARK, MASON VA Description : LOT 1803 SEC 6 AQUIA HARBOUR Date of Deed : Number Pages : 3	Y	0	DBS	100%
				Map/PIN: 21B 1803				
				CLARK, CRYSTAL R				
02/13/25	250001693	JOHNSON, EARL W	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1	DE-PL	100%
				Map/PIN: 46 63				
				V E & P CO				
02/13/25	250001694	SWINDOLL, RONALD	N	WEBER, AARON P VA Description : 3.01 ACRES Date of Deed : Number Pages : 3	N	423,500	DBS	100%
				Map/PIN: 31 61A				
02/13/25	250001702	STIMSON, LISA	N	HAIDERY, RASHED VA Description : LOT 14 SEC 4 GREENRIDGE Date of Deed : Number Pages : 3	N	550,000	DBS	100%
				Map/PIN: 30G 4 14				
				ABBASI, DIBA				
02/13/25	250001708	LEELAND CREEK ESTATE...	N	AARONAL HOMES INC VA Description : LOT 10 LEELAND CREEK ESTATES Date of Deed : Number Pages : 3	N	175,000	DBS	100%
				Map/PIN: 46N 10				
02/13/25	250001709	LEELAND CREEK ESTATE...	N	AARONAL HOMES INC VA Recorded Time : 11:02a	N	175,000	DBS	100%

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Description : LOT 4 LEELAND CREEK ESTATES						
		Date of Deed :		Map/PIN: 46N 4				
		Number Pages : 3						
02/13/25	250001710	LEELAND CREEK ESTATE...	N	AARONAL HOMES INC	N	200,000	DBS	100%
		Recorded Time : 11:02a		VA				
		Description : LOT 8 LEELAND CREEK ESTATES						
		Date of Deed :		Map/PIN: 46N 8				
		Number Pages : 3						
02/13/25	250001711	LEELAND CREEK ESTATE...	N	AARONAL HOMES INC	N	175,000	DBS	100%
		Recorded Time : 11:03a		VA				
		Description : LOT 7 LEELAND CREEK ESTATES						
		Date of Deed :		Map/PIN: 46N 7				
		Number Pages : 3						
02/13/25	250001712	LEELAND CREEK ESTATE...	N	AARONAL HOMES INC	N	200,000	DBS	100%
		Recorded Time : 11:04a		VA				
		Description : LOT 5 LEELAND CREEK ESTATES						
		Date of Deed :		Map/PIN: 46N 5				
		Number Pages : 3						
02/13/25	250001718	BONILLA, ERIC J	N	RODRIGUEZ, PRISCILLA F	N	525,000	DBS	100%
		Recorded Time : 11:26a		VA				
		Description : LOT 1403 SEC 6 AQUIA HARBOUR						
		Date of Deed :		Map/PIN: 21B 1403				
		Number Pages : 4						
02/13/25	250001720	RAWLINGS, MICHAEL J	N	KC RENOVATIONS LLC	N	300,000	DBS	100%
		Recorded Time : 11:39a		VA				
		Description : LOT 162A SEC A WIDEWATER BEACH						
		Date of Deed :		Map/PIN: 41B 5 162				
		Number Pages : 3						
02/13/25	250001721	HUNTERS RIDGE LLC	N	GOLLAHON, ROBERT J	N	555,500	DBS	100%
		Recorded Time : 11:43a		VA				
		Description : 3.693 AC HARTWOOD DIST						
		Date of Deed :		Map/PIN: 45 162A				
		Number Pages : 3						
				MILLS, MARGARET A				
02/13/25	250001727	TOBIAS, MICHAEL R	N	COSNER, KATHLEEN A	N	450,000	DBS	100%
		Recorded Time : 12:06p		VA				
		Description : 1.544 ACRES HARTWOOD DISTRICT						
		Date of Deed :		Map/PIN: 45 110P				
		Number Pages : 3						
				COSNER, MEDFORD R				
02/13/25	250001726	GREEN, WILLIE J	N	COLLINS, MICHAEL L	N	150,000	DBS	100%
		Recorded Time : 12:07p		VA				
		Description : 3.0086 AC GEORGE WASHINGTON DIST						
		Date of Deed :		Map/PIN: 56 90A				
		Number Pages : 3						
				COLLINS, MARTHA T				
02/13/25	250001735	NVR INC	N	CARROLL, LA QUINTHIA B	N	662,295	DBS	100%
		Recorded Time : 12:52p		VA				
		Description : LOT 93 HILLS AT BIG SPRING						
		Date of Deed :		Map/PIN: 38K 1 93				
		Number Pages : 3						
02/13/25	250001737	VAUGHN, WILBERT	N	VAUGHN, WILBERT	N	0	DIT	100%
		Recorded Time : 12:53p						
		Description : LOT 11 ESTATES OF HARTWOOD						

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Date of Deed : Number Pages : 2		Map/PIN: 35 48A WILBERT VAUGHN JR LIVING TRUST				
02/13/25	250001738	OROFINO, ALONA M Recorded Time : 12:53p Description : LOT 9 RESERVE AT CLEARVIEW Date of Deed : Number Pages : 4	N	DOUGHTY, BRITTANY M VA Map/PIN: 54AD 9 DOUGHTY, THEODORE D	N	825,000	DBS	100%
02/13/25	250001741	BBI HOLDING CO LLC Recorded Time : 01:06p Description : 1.240 AC ROCK HILL DIST Date of Deed : Number Pages : 7	N	CIA REAL ESTATE HOLDING CO IV L... VA Map/PIN: 39 3A	N	0	DBS	100%
02/13/25	250001743	DUNDEE PL LLC Recorded Time : 01:29p Description : LOT 175 SEC 3 HEATHER HILLS Date of Deed : Number Pages : 3	N	OWUSU, WILLIAM A T VA Map/PIN: 54DD 3 175	N	405,000	DBS	100%
02/13/25	250001750	BURNS, CHARLOTTE I Recorded Time : 01:51p Description : LOT 303 SEC 4B CELEBRATE VIRGINIA NORTH Date of Deed : Number Pages : 3	N	STANSBURY, JANET VA Map/PIN: 44CC 4B 303 STANSBURY, JAMES PULIO, KRISTEN STANSBURY, MICHAEL	N	433,000	DBS	100%
02/13/25	250001751	DOUGLAS, ROBERTA E Recorded Time : 01:59p Description : LOT 612 SEC 3A ENGLAND RUN NORTH Date of Deed : Number Pages : 3	N	DOUGLAS, ROBERTA E VA Map/PIN: 45N 3A 612	N	0	DODS	100%
02/13/25	250001753	PERMINTER, PHYLLIS A Recorded Time : 02:02p Description : LOT 4A1 SEC 1 PH 1 STRATFORD PLACE Date of Deed : Number Pages : 3	N	WINDSOR, JAMES VA Map/PIN: 54EE 1 4	N	534,000	DBS	100%
02/13/25	250001760	MCCANN, JAMES A Recorded Time : 02:43p Description : SE DOCUMENT Date of Deed : Number Pages : 4	Y	MCCANN, JAMES A VA Map/PIN: 43 15 MCCANN, ROSEMARY MCCANN FAMILY LIVING TRUST	Y	0	DIT	100%
02/14/25	250001767	NASH STAFFORD LLC Recorded Time : 08:08a Description : Date of Deed : Number Pages : 4	N	VERIZON SOUTH INC VA Map/PIN: 29G 12H A	N	1	DE-PL	100%
02/14/25	250001768	BROOKFIELD WASHINGTON... Recorded Time : 08:11a Description : Date of Deed : Number Pages : 4	N	VERIZON SOUTH INC VA Map/PIN: 29G 12P A	N	1	DE-PL	100%

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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/14/25	250001773	HANNEMAN, KEITH	N	AMBROSINO, LACEY VA	N	525,000	DBS	100%
		Recorded Time : 08:47a						
		Description : LOT 46 SEC 1C ENGLAND RUN						
		Date of Deed :		Map/PIN: 44G 1C 46				
		Number Pages : 3						
				ABEL, ALEXANDER				
02/14/25	250001771	BROOKSTONE DEVELOPM...	N	ODOI, ROBERT VA	N	896,094	DBS	100%
		Recorded Time : 08:48a						
		Description : LOT 2 DOLITTLE FARM						
		Date of Deed :		Map/PIN: 28S 2				
		Number Pages : 3						
				ODOI, ESTHER				
02/14/25	250001783	STEWART, CHARLES R	N	MCCARTY, KRISTEN VA	N	800,000	DBS	100%
		Recorded Time : 11:13a						
		Description : LOT 28 RAPPAHANNOCK RIDGE ESTATES						
		Date of Deed :		Map/PIN: 34C 28				
		Number Pages : 4						
				MCCARTY, CRAIG				
02/14/25	250001786	LUNA, ERNESTO	N	K A INVESTMENTS GROUP LLC VA	N	590,000	DBS	100%
		Recorded Time : 11:24a						
		Description : LOT 232 SEC 5B CARDINAL FOREST						
		Date of Deed :		Map/PIN: 44L 5B 232				
		Number Pages : 3						
02/14/25	250001789	SHARPS, GORDON L	N	ALLARD, JOHN VA	N	550,000	DBS	100%
		Recorded Time : 11:27a						
		Description : LOT 16R SEC C LAKE ARROWHEAD						
		Date of Deed :		Map/PIN: 8B C 16				
		Number Pages : 3						
				ALLARD, STEPHANIE				
02/14/25	250001793	SHIRZAI, HAFIZULLAH	N	SHIRZAI, HAFIZULLAH 64 SANCTUARY LANE STAFFORD, VA 22554-7299	N	0	DG	100%
		Recorded Time : 11:43a						
		Description : LOT 120 SECTION 2 SEASONS LANDING						
		Date of Deed : 01/17/2025		Map/PIN: 30NN 2 120				
		Number Pages : 4						
				SHIRZAI, ZIAGUL				
02/14/25	250001795	PROFESSIONAL FORECLO...	N	PAKSTATES ENTERPRISE LLC VA	N	459,000	DBS	100%
		Recorded Time : 11:48a						
		Description : LOT 327 SEC 3 AQUIA HARBOUR						
		Date of Deed :		Map/PIN: 21B 327				
		Number Pages : 4						
02/14/25	250001798	MOYER, MARGARET D	N	BIDDULPH, JOHN VA	N	260,000	DBS	100%
		Recorded Time : 11:52a						
		Description : LOT 2A SEC 2 AQUIA INLET ESTATES						
		Date of Deed :		Map/PIN: 31D 2 2A				
		Number Pages : 3						
				BIDDULPH, TRACY				
02/14/25	250001799	DEANGELIS, RICHARD	N	WILLIS, TEVIN VA	N	710,000	DBS	100%
		Recorded Time : 12:01p						
		Description : LOT 23 SEC 1 SEASONS LANDING						
		Date of Deed :		Map/PIN: 30NN 1 23				
		Number Pages : 3						
				WILLIS, NICOLE				
02/14/25	250001804	REED, KUN H	N	DERIFIELD, ROBERT VA	N	839,900	DBS	100%
		Recorded Time : 01:18p						
		Description : LOT 28 SEC 2A HILLS OF AQUIA						

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Date of Deed : Number Pages : 3			Map/PIN: 21Y 2A 28				
02/14/25	250001808	VCS HOMES LLC	N	GARCIA CARDOZO, JONATHAN E VA Description : LOT 3 BLK D SEC 3 HIDDEN LAKE Date of Deed : Number Pages : 3	N	457,000	DBS	100%
				Map/PIN: 8A 3D 3				
02/14/25	250001814	SYLVAN GLEN LLC	N	LOVELESS, LARRY A VA Description : LOT 1 SYLVAN GLEN Date of Deed : Number Pages : 4	N	315,000	DBS	100%
				Map/PIN: 56R 1				
				LOVELESS, KIMBERLY A				
02/18/25	250001823	VERMA, SAURABH	N	AJUNI PROPERTIES LLC VA Description : LOT 45 SEC 1 POTOMAC HILLS Date of Deed : Number Pages : 5	N	281,400	DBS	100%
				Map/PIN: 21E 1 45				
02/18/25	250001825	BATES, CHRISTOPHER L	N	BATES, CHRISTOPHER L VA Description : 3.0343 ACRES ROCK HILL DISTRICT Date of Deed : Number Pages : 4	N	0	DG	100%
				Map/PIN: 28 48B				
				BATES, WAKANA T BATES FAMILY REVOCABLE JOINT T...				
02/18/25	250001832	MCGINNESS, LORI K	N	QUIROGA VEGA, LUIS F VA Description : 1 AC FALMOUTH HARTWOOD DIST Date of Deed : Number Pages : 4	N	410,000	DBS	100%
				Map/PIN: 35 15A				
02/18/25	250001839	BIAS, DAVID W	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1	DE-PL	100%
				Map/PIN: 29 39Z				
				V E & P CO				
02/18/25	250001841	EPSTEIN, WILLIAM P	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1	DE-PL	100%
				Map/PIN: 29 39R				
				V E & P CO				
02/18/25	250001842	MURPHY, LENORA	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1	DE-PL	100%
				Map/PIN: 21B 1603				
				V E & P CO				
02/18/25	250001844	CASTRO, JOSE S E	N	DOMINION ENERGY VIRGINIA VA Description : Date of Deed : Number Pages : 4	N	1	DE-PL	100%
				Map/PIN: 21B 1643				
				V E & P CO				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/18/25	250001847	BUHLER, TOMMY L	N	RATLIFF, MARIA H VA	N	425,000	DBS	100%
		Recorded Time : 08:59a						
		Description : 5.286 AC						
		Date of Deed :		Map/PIN: 55 111				
		Number Pages : 4						
				AVALOS, CLAUDIA G				
02/18/25	250001850	HURST, RANDY M	N	BGRS RELOCATION INC VA	N	595,000	DBS	100%
		Recorded Time : 09:01a						
		Description : LOT 4 SEC 1 FALMOUTH VILLAGE						
		Date of Deed :		Map/PIN: 54Z 1 4				
		Number Pages : 3						
02/18/25	250001851	BGRS RELOCATION INC	N	DARASENG, FEROUZ V VA	N	595,000	DBS	100%
		Recorded Time : 09:01a						
		Description : LOT 4 SEC 1 FALMOUTH VILLAGE						
		Date of Deed :		Map/PIN: 54Z 1 4				
		Number Pages : 3						
				DARASENG, RHONA L A				
02/18/25	250001853	ANOLL, ROBERT K	N	CUELLAR, SENYACE Y C VA	N	483,000	DBS	100%
		Recorded Time : 09:03a						
		Description : LTO 154 SEC 10A PH 2 VISTA WOODS						
		Date of Deed :		Map/PIN: 19D2 10A 154				
		Number Pages : 4						
				MEDINA, BRICEIDA D				
02/18/25	250001874	MASSIE, DEBRA K	N	BIANCHI, BRAD A VA	N	807,500	DBS	100%
		Recorded Time : 11:26a						
		Description : LOT 16 MANOR WOOD ESTATES						
		Date of Deed :		Map/PIN: 27J 16				
		Number Pages : 3						
				BIANCHI, SABRINA M				
02/18/25	250001878	ELITE PROPERTIES VA LLC	N	COX, STEPHANIE L VA	N	400,000	DBS	100%
		Recorded Time : 11:46a						
		Description : 1.7196 AC GEORGE WASHINGTON DIST						
		Date of Deed :		Map/PIN: 55 112A				
		Number Pages : 4						
				COX, MATTHEW J				
02/18/25	250001881	LANGAN, ROBERT B	N	ZHAKFAR, MIR M S VA	N	619,000	DBS	100%
		Recorded Time : 11:54a						
		Description : LOT 764 SEC 3 AQUIA HARBOUR						
		Date of Deed :		Map/PIN: 21B 764				
		Number Pages : 3						
				ZHAKFAR, SHILA				
02/18/25	250001883	WARD CORPORATION	N	STAFFORD COUNTY SCHOOL BOARD	N	0	DG-PL	100%
		Recorded Time : 12:13p						
		Description : PM 250000017 SEE EXEMPT CODE - NO FEE						
		Date of Deed :		Map/PIN: 36 37				
		Number Pages : 3						
02/18/25	250001885	WITTER, ALETHEA R	N	BROWN, MARK J	N	0	DQC	100%
		Recorded Time : 01:02p						
		Description : LOT 1 OAK GROVE						
		Date of Deed :		Map/PIN: 31 47L				
		Number Pages : 4						
02/18/25	250001886	BERNARD, MERCEDES	N	MARGELOS, BRITTANY VA	N	399,900	DBS	100%
		Recorded Time : 01:20p						
		Description : LOT 1 CHATHAM LANDING						
		Date of Deed :		Map/PIN: 54Y 1				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages :	3						
02/18/25	250001888	STERNE, CHARLES M	N	FOUNDATION HOMES INC VA	N	125,000	DBS	100%
	Recorded Time :	01:22p						
	Description :	LOT 28 LOCUST KNOLLS						
	Date of Deed :			Map/PIN: 45B 1C 28				
	Number Pages :	4						
02/18/25	250001890	HENTSCHEL, BRADLEY E	N	BINGAMAN, JUSTIN VA	N	589,000	DBS	100%
	Recorded Time :	01:25p						
	Description :	LOT 54 SEC 2 CARDINAL FOREST						
	Date of Deed :			Map/PIN: 44L 2 54				
	Number Pages :	5						
				STALEY BINGAMAN, CASEY				
02/18/25	250001893	WAGNER, E RIGG	Y	WAGNER, E RIGG VA	Y	0	DIT	100%
	Recorded Time :	01:32p						
	Description :	LOT 12 TIMBERIDGE						
	Date of Deed :			Map/PIN: 25G 12				
	Number Pages :	6						
				WAGNER, SUSAN E E RIGG WAGNER III & SUSAN ESTH...				
02/18/25	250001894	DREES HOMES OF DC INC	N	SMITH, JEANINE VA	N	765,000	DBS	100%
	Recorded Time :	01:34p						
	Description :	LOT 9 ESTATES AT CLEARVIEW						
	Date of Deed :			Map/PIN: 54AC 9				
	Number Pages :	4						
				SMITH, DAVID				
02/18/25	250001896	SAMUELS, LEAH L	N	BENNETT, JEFFERY S VA	N	440,000	DBS	100%
	Recorded Time :	01:38p						
	Description :	3 PARCELS AQUIA DIST						
	Date of Deed :			Map/PIN: 31 154C				
	Number Pages :	7						
				ISHAM, CATHERINE				
02/18/25	250001898	VISION AUTO GRAPHICS L...	N	L & P PARTNERS LLC VA	N	0	DG	100%
	Recorded Time :	01:42p						
	Description :	2 PARCELS FALMOUTH DIST						
	Date of Deed :			Map/PIN: 53D 1 102				
	Number Pages :	4						
02/18/25	250001900	PALLONE, CONNOR D	N	PALLONE, CONNOR D 122 COAL LANDING ROAD STAFFORD, VA 22554	N	0	DQC	100%
	Recorded Time :	01:51p						
	Description :	LOT 7 SEC 8 GREENRIDGE						
	Date of Deed :	01/27/2025		Map/PIN: 30G 8 7				
	Number Pages :	3						
02/18/25	250001901	MSR EMBREY MILL VI LLC	N	LOCKLEY, PAMELA VA	N	551,410	DBS	100%
	Recorded Time :	01:58p						
	Description :	LOT 1596R SEC 11 PH 2A EMBREY MILL						
	Date of Deed :			Map/PIN: 29G 11 1596				
	Number Pages :	5						
02/18/25	250001903	LIMO, EPHANTUS K	N	LIMO, EPHANTUS K	N	0	DIT	100%
	Recorded Time :	01:59p						
	Description :	LOT 164 SEC 3 STONE RIVER						
	Date of Deed :			Map/PIN: 30S 3 164				
	Number Pages :	2						
				LIMO FAMILY LIVING TRUST				
02/18/25	250001904	LIMO, EPHANTUS K	N	LIMO, EPHANTUS K	N	0	DIT	100%
	Recorded Time :	02:01p						

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Description : LOT 73A SEC 1 STONE RIVER						
		Date of Deed :		Map/PIN: 30S 1 73A				
		Number Pages : 2						
				LIMO FAMILY LIVING TRUST				
02/19/25	250001921	MANUEL, THOMAS E	N	MONTESINO, JORGE L	N	630,000	DBS	100%
		Recorded Time : 08:03a		VA				
		Description : LOT 4 SEC 1 VICTORIA WOODS						
		Date of Deed :		Map/PIN: 46L 1 4				
		Number Pages : 3						
				BORGES SIERRA, MICHEL F				
02/19/25	250001924	FFC PROPERTIES LLC	N	DIXON, JANELLE	N	320,000	DBS	100%
		Recorded Time : 08:13a		VA				
		Description : LOT 44 SEC 1 JEFFERSON PLACE						
		Date of Deed :		Map/PIN: 46E 1 44				
		Number Pages : 3						
				HILL DIXON, COREY				
02/19/25	250001931	STANFIELD, DEAN A	N	DOMINION ENERGY VIRGINIA	N	1	DE-PL	100%
		Recorded Time : 09:00a		VA				
		Description :						
		Date of Deed :		Map/PIN: 39 40E				
		Number Pages : 4						
				V E & P CO				
02/19/25	250001936	MAITNER, JEANNETTE A	N	MACNEISH, ROBERT W	N	510,000	DBS	100%
		Recorded Time : 09:55a		VA				
		Description : LOT 58 SEC 1 PH 1 STRATFORD PLACE						
		Date of Deed :		Map/PIN: 54EE 1 58				
		Number Pages : 3						
				MACNEISH, ADRIANA R U				
02/19/25	250001938	MARCIANA, GLORIA P	Y	FALCONE, RENEE	Y	0	DIT	100%
		Recorded Time : 10:25a		VA				
		Description : LOT 264 SEC 6 CLEARVIEW HEIGHTS						
		Date of Deed :		Map/PIN: 54S 6 264				
		Number Pages : 6						
				ALFRED & GLORIA MARCIANA IRRE...				
02/19/25	250001941	KHUGYANI, WAHID U	N	KHUGYANI, WAHID U	N	0	DPD	100%
		Recorded Time : 10:54a		VA				
		Description : LOT 46 CHERRYVIEW LANDING						
		Date of Deed :		Map/PIN: 45AB 46				
		Number Pages : 4						
				HALIM, SAHERA				
02/19/25	250001947	SMITH, DYLAN T	N	ZAJAC, JORDAN	N	507,000	DBS	100%
		Recorded Time : 11:41a		VA				
		Description : LOT 555 SEC 9B PARK RIDGE						
		Date of Deed :		Map/PIN: 20S 9B 555				
		Number Pages : 4						
				ZAJAC, ALLYSON				
02/19/25	250001954	FOMENKO, IGOR	N	BLAIR, MATTHEW L	N	705,000	DBS	100%
		Recorded Time : 12:57p		VA				
		Description : LOT 28 SEC 2B STOWE OF AMYCLAE						
		Date of Deed :		Map/PIN: 28J 2B 28				
		Number Pages : 3						
02/19/25	250001957	GREENLAND, ROBERT T	N	OAR HOUSE AT THE POINT LLC	N	500,000	DBS	100%
		Recorded Time : 01:14p		VA				
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 49C 2 1 20				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages :	4						
02/19/25	250001958	WEST, KIMBERLY M	N	BANKS, MAURICE L	N	400,000	DBS	100%
	Recorded Time :	01:16p		VA				
	Description :	LOT 249 SEC 3 PH 1 STONE RIVER						
	Date of Deed :			Map/PIN: 30S 3 249				
	Number Pages :	3						
02/19/25	250001960	DROZDOWSKI, TAD F	Y	DROZDOWSKI, JULIE C	Y	0	DBS	100%
	Recorded Time :	01:18p		642 VILLAGE PARKWAY FREDERICKSBURG, VA 22406				
	Description :	LOT 755 SEC 11B STAFFORD LAKES VILLAGE						
	Date of Deed :	02/13/2025		Map/PIN: 44R 11B 755				
	Number Pages :	2						
02/19/25	250001961	RAVERT FAMILY TRUST	N	NASH, AMY K	N	529,900	DBS	100%
	Recorded Time :	01:57p		VA				
	Description :	LOT 800 SEC 4 ENGLAND RUN NORTH						
	Date of Deed :			Map/PIN: 45N 4 800				
	Number Pages :	4						
				WORLEY, JANE W				
02/19/25	250001963	GILLEY, WILLIAM B	N	V E & P CO	N	1	DE-PL	100%
	Recorded Time :	02:20p						
	Description :							
	Date of Deed :			Map/PIN: 22 101E				
	Number Pages :	4						
				DOMINION ENERGY VIRGINIA				
02/19/25	250001964	PHILMON, THERESA A	N	V E & P CO	N	1	DE-PL	100%
	Recorded Time :	02:20p						
	Description :							
	Date of Deed :			Map/PIN: 22E 5				
	Number Pages :	4						
				DOMINION ENERGY VIRGINIA				
02/19/25	250001965	DOWDY, JERRY L	N	V E & P CO	N	1	DE-PL	100%
	Recorded Time :	02:20p						
	Description :							
	Date of Deed :			Map/PIN: 22 101				
	Number Pages :	4						
				DOMINION ENERGY VIRGINIA				
02/20/25	250001972	NVR INC	N	MAGPOC, JOEL	N	558,415	DBS	100%
	Recorded Time :	08:12a		VA				
	Description :	LOT 153 SEC 4 POTOMAC CHURCH FARMS						
	Date of Deed :			Map/PIN: 39Y 4 153				
	Number Pages :	3						
				MAGPOC, LAILANI				
02/20/25	250001977	CYMROT, PAUL	Y	125 W CAMBRIDGE ST LLC	Y	0	DBS	100%
	Recorded Time :	08:46a		VA				
	Description :	SEE DOCUMENT						
	Date of Deed :			Map/PIN: 53D 1 77				
	Number Pages :	3						
02/20/25	250001987	SPOTSMARK LLC	N	TULE RIVER HOMEBUYER EARNED ...	N	415,000	DBS	100%
	Recorded Time :	10:07a		VA				
	Description :	1.783 ACRES HARTWOOD DISTRICT						
	Date of Deed :			Map/PIN: 26 31C				
	Number Pages :	3						
02/20/25	250001991	WILKERSON, TEDD A	N	SCHARIFI, AZIZ A	N	632,900	DBS	100%
	Recorded Time :	10:21a		VA				
	Description :	LOT 280 SEC 6A COLONIAL FORGE						

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Date of Deed : Number Pages : 4		Map/PIN: 29J 6A 280 SCHARIFI, KHATIRA O				
02/20/25	250001998	NIERMAN, JESSICA Recorded Time : 11:52a Description : SEE DOCUMENT Date of Deed : Number Pages : 2	N	NIERMAN, JESSICA Map/PIN: 59 56G	N	0	DQC	100%
02/20/25	250002000	DOUGLAS, ROBERTA E Recorded Time : 11:59a Description : LOT 612 SEC 3A ENGLAND RUN NORTH Date of Deed : Number Pages : 6	N	DOUGLAS, ROBERTA E VA Map/PIN: 45N 3A 612 ROBERTA ETHEL DOUGLAS REVOC...	N	0	DG	100%
02/20/25	250002004	EPSTEIN, WILLIAM P Recorded Time : 12:27p Description : LOT 5 ROLLINSWOOD WEST Date of Deed : Number Pages : 4	Y	EPSTEIN NELSON FNAMILY TRUST VA Map/PIN: 29 39R EPSTEIN, BILL P NELSON, CHRISTINE A	Y	0	DBS	100%
02/20/25	250002010	ABBAS ZAIDI, SYED M J Recorded Time : 02:52p Description : CL25000235-00 Date of Deed : Number Pages : 1	N	ZAIDI, SYED J	N	0	ONC	100%
02/20/25	250002011	RODRIGUEZ, ALEJANDRO N N Recorded Time : 02:55p Description : CL25000255-00 Date of Deed : Number Pages : 1		RODRIGUEZ, ALEXANDER N	N	0	ONC	100%
02/21/25	250002015	MOSCOCHIEEN & ASSO... Recorded Time : 08:15a Description : LOT 2701 SEC 9 AQUIA HARBOUR Date of Deed : Number Pages : 5	N	FOSTER, DEBRA L VA Map/PIN: 21B 2701	N	585,000	DBS	100%
02/21/25	250002019	AP LEGACY LLC Recorded Time : 09:02a Description : 73.3505 AC GLEBE FARM GEORGE WASHINGTON DIST Date of Deed : Number Pages : 29	N	STAFFORD COUNTY VIRGINIA VA Map/PIN: 56 112A	Y	550,000	DBS	100%
02/21/25	250002021	JAM, BAHAR Recorded Time : 09:40a Description : LOT 85 SEC 2 JEFFERSON PLACE Date of Deed : Number Pages : 3	N	GURSKY, JACOB K VA Map/PIN: 46E 2 85 GURSKY, COLTON P GURSKY, DAVID W	N	320,000	DBS	100%
02/21/25	250002023	BECK, JOANNE G Recorded Time : 10:09a Description : 0.655 ACRES AQUIA DISTRICT Date of Deed : Number Pages : 5	Y	SMITH, KRISTEN S VA Map/PIN: 49 37B WELLER, TINA S JOANNE G BECK REVOCABLE TRUS...	Y	0	DIT	100%

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/21/25	250002024	K HOVNANIAN AT ROCKY ...	N	HUPFL, KYLEIGH B VA	N	780,000	DBS	100%
		Recorded Time : 10:40a						
		Description : LOT 50 SEC 1 ROCKY RUN VILLAGE						
		Date of Deed :		Map/PIN: 43X 1 50				
		Number Pages : 3						
02/21/25	250002029	LOHR, GREGORY S	N	KJ CAPITAL GROUP LLC VA	N	340,000	DBS	100%
		Recorded Time : 11:30a						
		Description : LOT 1 CHELSEA ESTATES						
		Date of Deed :		Map/PIN: 22K 1				
		Number Pages : 4						
				SSBH PROPERTIES LLC				
02/21/25	250002038	STEPHENS, EVELYN W	N	STEPHENS, EVELYN W STAFFORD, VA 22556	N	0	DIT	100%
		Recorded Time : 12:12p						
		Description : LOT 186 SECTION 2B PHASE II & III SEVEN LAKES						
		Date of Deed : 02/19/2025		Map/PIN: 27B 2B 146				
		Number Pages : 3						
				EVELYN STEPHENS REVOCABLE LI...				
02/21/25	250002039	STEPHENS, EVELYN W	N	STEPHENS, EVELYN W STAFFORD, VA 22556	N	0	DIT	100%
		Recorded Time : 12:12p						
		Description : LOT 188 SECTION 23 PH 1 MANORS OF PARK RIDGE						
		Date of Deed : 02/19/2025		Map/PIN: 20S 23 188				
		Number Pages : 3						
				EVELYN STEPHENS REVOCABLE LI...				
02/21/25	250002040	STEPHENS, EVELYN W	N	STEPHENS, EVELYN W STAFFORD, VA 22556	N	0	DIT	100%
		Recorded Time : 12:12p						
		Description : LOT 9 PHASE ONE SECTION 1 GATES AT PARK RIDGE						
		Date of Deed : 02/19/2025		Map/PIN: 20S 1 9				
		Number Pages : 3						
				EVELYN STEPHENS REVOCABLE LI...				
02/21/25	250002043	PLANK ROAD DEVELOPME...	N	K HOVNANIAN AT ROCKY RUN VILL... VA	N	160,000	DBS	100%
		Recorded Time : 01:01p						
		Description : LOT 7 ROCKY RUN VILLAGE SEC 1						
		Date of Deed :		Map/PIN: 43X 1 7				
		Number Pages : 4						
02/21/25	250002046	AUGUSTINE SOUTH ASSO...	N	ZAC BROWN LLC VA	N	1,000,000	DBS	100%
		Recorded Time : 02:01p						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 29 38A				
		Number Pages : 4						
02/21/25	250002048	RICHBURGH, FABIAN	N	HUMPHREYS, CHAD VA	N	515,000	DBS	100%
		Recorded Time : 02:05p						
		Description : LOT 9 BLK D SEC 2 HIDDEN LAKE						
		Date of Deed :		Map/PIN: 8A 2 D 9				
		Number Pages : 3						
				HUMPHREYS, CHELSY				
02/21/25	250002050	DOLANREID PLLC	N	BUZEICHE, MAGDA VA	N	390,000	DTF	100%
		Recorded Time : 02:08p						
		Description : LOT 559 SEC 18 WOODS AT PARK RIDGE						
		Date of Deed :		Map/PIN: 20S 18 559				
		Number Pages : 4						
02/21/25	250002052	HARRISON, JACOB R	N	RICHARDS, JASON VA	N	530,000	DBS	100%
		Recorded Time : 02:33p						
		Description : LOT 84 SEC 4 EASTERN VIEW						
		Date of Deed :		Map/PIN: 19G 4 84				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages : 3			TELLEZ MORENO, ASTRID L				
02/21/25	250002055	BENNETT, TRISHA L	N	IRWIN, MARK T VA	N	200,000	DBS	100%
	Recorded Time : 02:45p							
	Description : LOT 37 SEC 1 AUSTIN RUN TWNHS							
	Date of Deed :			Map/PIN: 30E 1 37				
	Number Pages : 3			IRWIN, CYNTHIA A				
02/24/25	250002059	LOPEZ, KYLE A	N	KERLEY, WILLIAM VA	N	437,000	DBS	100%
	Recorded Time : 08:11a							
	Description : LOT 128 BLK J EAST CHATHAM HEIGHTS							
	Date of Deed :			Map/PIN: 54F 8J 128				
	Number Pages : 3							
02/24/25	250002061	STORM, MICHELE A	N	STORM, MICHELE M	N	0	ONC	100%
	Recorded Time : 08:14a							
	Description : CL25-131							
	Date of Deed :							
	Number Pages : 1							
02/24/25	250002062	JALLOH, JANNAH M	N	GUIZAN, JANNAH M	N	0	ONC	100%
	Recorded Time : 08:15a							
	Description : CL25-178							
	Date of Deed :							
	Number Pages : 1							
02/24/25	250002063	BENSON, JESSICA A	N	HOWDERSHELT, JESSICA A	N	0	ONC	100%
	Recorded Time : 08:17a							
	Description : CL25-212							
	Date of Deed :							
	Number Pages : 1							
02/24/25	250002072	HUDNALL, MARTIN	N	HUDNALL, MARTIN C VA	N	0	DG	100%
	Recorded Time : 08:52a							
	Description : 2.00 ACRES HARTWOOD DISTRICT							
	Date of Deed :			Map/PIN: 44 34F				
	Number Pages : 3			HUDNALL, KELCIE J				
02/24/25	250002081	CLASSIC HOMES LC	N	DOMINION ENERGY VIRGINIA VA	N	1	DE-PL	100%
	Recorded Time : 09:00a							
	Description :							
	Date of Deed :			Map/PIN: 19 26E				
	Number Pages : 4			V E & P CO				
02/24/25	250002084	MCDUFFIE, EARNEST N	N	GARCIA, ADELFA M VA	N	595,000	DBS	100%
	Recorded Time : 09:28a							
	Description : SEE DOCUMENT							
	Date of Deed :			Map/PIN: 47 8B				
	Number Pages : 4							
02/24/25	250002086	LEHOFER, HELMUT S	N	LIBERO INVESTMENTS LLC VA	N	430,000	DBS	100%
	Recorded Time : 09:58a							
	Description : LOT 181 SEC 5A CARDINAL FOREST							
	Date of Deed :			Map/PIN: 44L 5A 181				
	Number Pages : 5							
02/24/25	250002089	TYLER, ANNA	N	TYLER, ANNA VA	N	0	DG	100%
	Recorded Time : 10:28a							
	Description : LOT 6 COLONIAL TERRACE							
	Date of Deed :			Map/PIN: 20K 6				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages : 4			TYLER, ERIK				
02/24/25	250002091	HARVEY, BENJAMIN C	N	DEGILIO, NANCY A VA	N	382,000	DBS	100%
	Recorded Time : 10:39a							
	Description : LOT 1 BLK 2 SEC 2FERRY FARM							
	Date of Deed :			Map/PIN: 54J 3 2 1				
	Number Pages : 4							
02/24/25	250002097	MCGINNIS, WARREN R	N	MCGINNIS, WARREN R	N	0	DG	100%
	Recorded Time : 11:04a							
	Description : LOT 196 SEC 9 VISTA WOODS							
	Date of Deed :			Map/PIN: 19D 9 96				
	Number Pages : 2							
				GONZALEZ, MARCELA L				
02/24/25	250002099	YASERRAHMAN, FNU	N	SAHAK, YASERRAHMAN	N	0	ONC	100%
	Recorded Time : 11:30a							
	Description : CL25000289-00							
	Date of Deed :							
	Number Pages : 1							
02/24/25	250002100	POWELL, CHARLES R	N	POWELL, CHARLES R	N	0	DG	100%
	Recorded Time : 11:41a							
	Description : LOT 27 SEC 1A BRENTSMILL							
	Date of Deed :			Map/PIN: 21X 1A 27				
	Number Pages : 4							
				POWELL, JEANIE H POWELL FAMILY REVOCABLE TRUST				
02/24/25	250002105	MICHIGAN AUTO GROUP L...	N	CHAUDRY, MISBAH W VA	N	250,000	DBS	100%
	Recorded Time : 11:51a							
	Description : UNITS I & J BLDG 2 STAFFORD III WAREHOUSE CONDO							
	Date of Deed :			Map/PIN: 44M 2 I				
	Number Pages : 4							
02/24/25	250002111	NVR INC	N	SHERIFF, IBRAHIM N VA	N	587,910	DBS	100%
	Recorded Time : 12:10p							
	Description : LOT 160 SEC 5 POTOMAC CHURCH FARMS							
	Date of Deed :			Map/PIN: 39Y 5 160				
	Number Pages : 3							
				SOWA, ISATA S				
02/24/25	250002113	KURYLO, MATTHEW	N	GROVER, RAVI VA	N	265,000	DBS	100%
	Recorded Time : 12:26p							
	Description : UNIT 5 101 AQUIA PARK CONDO							
	Date of Deed :			Map/PIN: 30R 5 101				
	Number Pages : 9							
				GROVER, DOLLY				
02/24/25	250002116	P3 INVESTS LLC	N	PURINTON, AARON E VA	N	545,000	DBS	100%
	Recorded Time : 01:47p							
	Description : LOT 10 SEC 1 AQUIA BAY ESTATES							
	Date of Deed :			Map/PIN: 31B 1 10				
	Number Pages : 4							
02/24/25	250002118	STALLER, MEGAN A	N	CHHALANI, PANKAJ VA	N	486,500	DBS	100%
	Recorded Time : 01:55p							
	Description : LOT 2 HOLLY RAINES ESTATES							
	Date of Deed :			Map/PIN: 44 109				
	Number Pages : 4							
02/24/25	250002120	SYLVAN GLEN LLC	N	LOVELESS, LARRY A VA	N	0	COR	100%
	Recorded Time : 02:09p							

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
		Description : CORRECT INST 250001814 Date of Deed : Number Pages : 9		Map/PIN: 56R 1 LOVELESS, KIMBERLY A				
02/25/25	250002128	WARD, AMANDA F Recorded Time : 08:12a Description : LOT 24 CHATHAM VILLAGE Date of Deed : Number Pages : 3	N	ORANTES DUARTE, MONICA E VA Map/PIN: 54F 5 24	N	285,000	DBS	100%
02/25/25	250002136	BSE1 LLC Recorded Time : 08:47a Description : LOT 84 HILLS AT BIG SPRING Date of Deed : Number Pages : 3	N	NVR INC VA Map/PIN: 38K 1 84	N	208,915	DBS	100%
02/25/25	250002140	DREES HOMES OF DC INC Recorded Time : 08:49a Description : LOT 22 ESTATES AT CLEARVIEW Date of Deed : Number Pages : 4	N	KING, JESSE VA Map/PIN: 54AC 22 KING, EDITH	N	699,450	DBS	100%
02/25/25	250002144	TI POTOMAC CHURCH FA... Recorded Time : 08:51a Description : LOTS 123 & 126 SEC 4 POTOMAC CHURCH FARMS Date of Deed : Number Pages : 3	N	NVR INC VA Map/PIN: 39Y 4 123	N	314,200	DBS	100%
02/25/25	250002151	JONES, STEPHANIE A Recorded Time : 10:05a Description : CL25-426 Date of Deed : Number Pages : 1	N	BRADFORD, STEPHANIE A	N	0	ONC	100%
02/25/25	250002152	STEWART, SKYLER T Recorded Time : 10:06a Description : CL25-442 Date of Deed : Number Pages : 1	N	HACKNEY, SKYLER T S	N	0	ONC	100%
02/25/25	250002153	AHMED, JAVED Recorded Time : 10:34a Description : LOT 104 SEC 2 SPRING VALLEY Date of Deed : Number Pages : 3	N	AHMED, NABIL VA Map/PIN: 53F 2 104	N	0	DG	100%
02/25/25	250002155	BROOKSTONE DEVELOPM... Recorded Time : 10:50a Description : LOT 5 SULLIVAN RESERVE Date of Deed : Number Pages : 3	N	WEST, BRITTANY D VA Map/PIN: 16V 5 MOUA, CARRIE	N	1,035,776	DBS	100%
02/25/25	250002157	REYNA, JAY Recorded Time : 10:54a Description : LOT 165 SEC 3 DEVON GREEN Date of Deed : Number Pages : 4	N	AQ ESTATES LLC VA Map/PIN: 20EE 3 165	N	530,000	DBS	100%
02/25/25	250002160	MOUNTZ, ELAINE M Recorded Time : 11:13a Description : 1.6129 AC AQUIA DIST	N	SCHWEERS, THOMAS G	N	140,000	DBS	100%

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Date of Deed : Number Pages : 2			Map/PIN: 30 144H SCHWEERS, KELLY L				
02/25/25	250002168	NAVARRO, ORLANDO D	N	CLUXTON, AMANDA 327 RED CURRANT WAY FREDERICKSBURG, VA 22405	N	450,000	DOA	100%
	Recorded Time : 11:38a Description : LOT 50 CHERRYVIEW LANDING Date of Deed : 02/21/2025 Number Pages : 5			Map/PIN: 45AB 50 CLUXTON, BRADLEY				
02/25/25	250002170	HARDWOOD PROPERTIES...	N	NORTHERN VIRGINIA ELECTRIC CO... 97 BOUNDARY DRIVE STAFFORD, VA 22556	N	1	DE-PL	100%
	Recorded Time : 11:47a Description : LAKE ARROWHEAD SEC D LOT 50 Date of Deed : 02/04/2025 Number Pages : 5			Map/PIN: 8B D 50				
02/25/25	250002171	HARDWOOD PROPERTIES...	N	NORTHERN VIRGINIA ELECTRIC CO... 99 BOUNDARY DRIVE STAFFORD, VA 22556	N	1	DE-PL	100%
	Recorded Time : 11:47a Description : LAKE ARROWHEAD SEC D LOT 51 Date of Deed : 02/04/2025 Number Pages : 5			Map/PIN: 8B D 51				
02/25/25	250002172	MARONDA HOMES OF VIR...	N	NORTHERN VIRGINIA ELECTRIC CO... 8 TIMBERIDGE DRIVE FREDERICKSBURG, VA 22406	N	1	DE-PL	100%
	Recorded Time : 11:47a Description : TIMBERIDGE SUBDIVISION LOT 24 Date of Deed : 02/04/2025 Number Pages : 5			Map/PIN: 25D 24				
02/25/25	250002174	ROLLE, ADRIENNE J	N	WINFIELD HOMES	N	0	DG	100%
	Recorded Time : 11:59a Description : LOTS 62 & 63 SEC 7G LAKE ARROWHEAD Date of Deed : Number Pages : 2			Map/PIN: 8B G 62				
02/25/25	250002175	RICHMOND AMERICAN HO...	N	SHEPEARD, MYRA F VA	N	849,999	DBS	100%
	Recorded Time : 12:02p Description : LOT 11 WHITE OAK RESERVE Date of Deed : Number Pages : 7			Map/PIN: 54AE 11				
02/25/25	250002179	GILCHRIST, STEVEN F	N	THORNTON, JUSTIN VA	N	1,100,000	DBS	100%
	Recorded Time : 12:04p Description : 3.5147 ACRES Date of Deed : Number Pages : 4			Map/PIN: 37 43 THORNTON, BRANDI				
02/25/25	250002186	WARD CORPORATION	Y	PLACID DEVELOPMENT SERVICES ... VA	Y	0	DBS	100%
	Recorded Time : 12:20p Description : SEE DOCUMENT Date of Deed : Number Pages : 9			Map/PIN: 37 12				
02/25/25	250002187	PLACID DEVELOPMENT S...	N	RICHMOND AMERICAN HOMES OF V... VA	N	2,220,000	DBS	100%
	Recorded Time : 12:21p Description : SEE DOCUMENT Date of Deed : Number Pages : 9			Map/PIN: 37 12				
02/25/25	250002191	MARONDA HOMES OF VIR...	N	BAILEY, NICHOLAS T VA	N	635,000	DBS	100%
	Recorded Time : 02:02p Description : 1.4342 ACRES Date of Deed :			Map/PIN: 54 141A				

02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages : 5							
02/25/25	250002193	KELLEY, J SCOTT	N	KELLEY, J SCOTT VA	N	0	DG	100%
	Recorded Time : 02:03p							
	Description : 2.63 ACRES							
	Date of Deed :							
	Map/PIN: 35 19B							
	Number Pages : 4							
02/25/25	250002195	HARVEY, KYLE	N	MAHLER, CELIA VA	N	500,000	DBS	100%
	Recorded Time : 02:31p							
	Description : LOT 7 SEC 1 ROSEVILLE PLANTATION							
	Date of Deed :							
	Map/PIN: 18B 7							
	Number Pages : 3							
02/25/25	250002197	HOUR HOMES AT FOREST...	N	V E & P CO VA	N	1	DE-PL	100%
	Recorded Time : 02:39p							
	Description :							
	Date of Deed :							
	Map/PIN: 30 73							
	Number Pages : 6							
	DOMINION ENERGY VIRGINIA							
02/25/25	250002198	LINSE, PAUL J	N	KENNEY, ANDREA R VA	N	849,000	DBS	100%
	Recorded Time : 02:53p							
	Description : LOT 2 SULLIVAN ESTATES							
	Date of Deed :							
	Map/PIN: 16T 2							
	Number Pages : 3							
	KENNEY, JUSTIN D							
02/25/25	250002203	GHA WESTLAKE LLC	N	V E & P CO VA	N	1	DE-PL	100%
	Recorded Time : 03:01p							
	Description :							
	Date of Deed :							
	Map/PIN: 35 32A							
	Number Pages : 7							
	DOMINION ENERGY VIRGINIA							
02/25/25	250002205	BROOKFIELD WASHINGTO...	N	V E & P CO VA	N	1	DE-PL	100%
	Recorded Time : 03:09p							
	Description :							
	Date of Deed :							
	Map/PIN: 29G 12P A							
	Number Pages : 7							
	DOMINION ENERGY VIRGINIA							
02/26/25	250002207	NASH STAFFORD LLC	N	V E & P CO VA	N	1	DE-PL	100%
	Recorded Time : 08:11a							
	Description :							
	Date of Deed :							
	Map/PIN: 29G 12H A							
	Number Pages : 7							
	DOMINION ENERGY VIRGINIA							
02/26/25	250002208	WESTLAKE DEVELOPMEN...	N	V E & P CO VA	N	1	DE-PL	100%
	Recorded Time : 08:12a							
	Description :							
	Date of Deed :							
	Map/PIN: 35K 1A 1							
	Number Pages : 16							
	DOMINION ENERGY VIRGINIA							
02/26/25	250002212	DEMKO, JOHN	N	DEMKO, JOHN VA	N	0	DPD	100%
	Recorded Time : 08:48a							
	Description : LOT 152 SEC 1A STAFFORD LAKES VILLAGE							
	Date of Deed :							
	Map/PIN: 44R 1A 152							
	Number Pages : 5							
02/26/25	250002213	GUZMAN, ISAIAS A	N	VASQUEZ, MARIA D VA	N	0	DG	100%
	Recorded Time : 08:49a							

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
		Description : LOT 152 SEC 5 ARGYLE HILLS Date of Deed : Number Pages : 4		Map/PIN: 54X 5 152			
02/26/25	250002218	WALKER, JEREMY Recorded Time : 08:53a Description : Date of Deed : Number Pages : 4	N	DOMINION ENERGY VIRGINIA VA Map/PIN: 43 11F V E & P CO	N	1 DE-PL	100%
02/26/25	250002219	DREES HOMES OF DC INC Recorded Time : 08:53a Description : SEE DOCUMENT Date of Deed : Number Pages : 5	N	DICKINSON, MARK VA Map/PIN: 29G 12C 307 AUNG, KHINE	N	405,000 DBS	100%
02/26/25	250002221	KLINE, MIKAELA M Recorded Time : 08:54a Description : CL25-88 Date of Deed : Number Pages : 1	N	SHAW, MIKAELA M	N	0 ONC	100%
02/26/25	250002223	RAY, LILLIE S Recorded Time : 09:47a Description : Date of Deed : 10/30/2024 Number Pages : 4	N	V E & P CO 34 CLIFTON CHAPEL LANE STAFFORD, VA 22554 Map/PIN: 22 101B DOMINION ENERGY VIRGINIA	N	1 DE-PL	100%
02/26/25	250002224	MYERS, DONALD R Recorded Time : 09:47a Description : Date of Deed : 12/14/2024 Number Pages : 3	N	V E & P CO 600 WIDE WATER ROAD STAFFORD, VA 22554 Map/PIN: 22 98 DOMINION ENERGY VIRGINIA	N	1 DE-PL	100%
02/26/25	250002225	KING, WALTER J Recorded Time : 09:48a Description : Date of Deed : 10/09/2024 Number Pages : 2	N	V E & P CO 700 WIDE WATER ROAD STAFFORD, VA 22554 Map/PIN: 22 103C DOMINION ENERGY VIRGINIA	N	1 DE-PL	100%
02/26/25	250002226	DINGES, DANIEL O Recorded Time : 09:48a Description : Date of Deed : 09/23/2024 Number Pages : 3	N	V E & P CO 690 WIDE WATER ROAD STAFFORD, VA 22554 Map/PIN: 22 103D DOMINION ENERGY VIRGINIA	N	1 DE-PL	100%
02/26/25	250002229	DJABANOR, ELIZABETH R Recorded Time : 10:07a Description : LOT 3 SEC 1 CHARLESTOWN COMMONS Date of Deed : Number Pages : 3	N	RIVERA CASTRO, CARLOS M VA Map/PIN: 54FF 1 3	N	350,000 DBS	100%
02/26/25	250002240	BURNS FAMILY LIMITED P... Recorded Time : 11:49a Description : 1.2516 ACRES Date of Deed : 02/19/2025 Number Pages : 4	N	CFT NV DEVELOPMENTS LLC STAFFORD, VA 22554 Map/PIN: 29 93H	N	1,250,000 DBS	100%

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
02/26/25	250002243	MORALES, LUIS G	Y	MORALES, LUIS G VA	Y	0 DIT	100%
		Recorded Time : 12:10p					
		Description : LOT 19 CHURCHILL MEADOWS					
		Date of Deed :		Map/PIN: 18Z 19			
		Number Pages : 6					
				MORALES, KATHRYNE E MORALES FAMILY REVOCABLE TRU...			
02/26/25	250002245	BROOKSTONE DEVELOPM...	N	CONWAY, JETUR L VA	N	1,091,097 DBS	100%
		Recorded Time : 12:46p					
		Description : LOT 1 DOLITTLE FARM					
		Date of Deed :		Map/PIN: 28S 1			
		Number Pages : 3					
				CONWAY, LACHELLE D			
02/26/25	250002248	MWETHUKU, LAWRENCE P	N	MAJEED, ABDUL VA	N	410,000 DBS	100%
		Recorded Time : 01:31p					
		Description : LOT 76 HIGHPOINTE					
		Date of Deed :		Map/PIN: 20V 76			
		Number Pages : 3					
02/26/25	250002250	DAVIS, ERICA W	N	RADER, DANE M VA	N	850,000 DBS	100%
		Recorded Time : 01:35p					
		Description : LOT 1051 SEC 10 PH 2B EMBREY MILL					
		Date of Deed :		Map/PIN: 29G 10 1051			
		Number Pages : 5					
				HYATT, LISA			
02/26/25	250002253	DREES HOMES OF DC INC	N	MARTINEZ GARCIA, CARLOS E VA	N	855,000 DBS	100%
		Recorded Time : 01:46p					
		Description : LOT 22 RESERVE AT CLEARVIEW					
		Date of Deed :		Map/PIN: 54AD 22			
		Number Pages : 4					
				COVA LEON, HAYDEMAR			
02/26/25	250002259	PARKER, WILLIAM E K	N	KC RENOVATIONS LLC VA	N	250,000 DBS	100%
		Recorded Time : 02:23p					
		Description : 1 ACRE ROCK HILL DISTRICT					
		Date of Deed :		Map/PIN: 38 53			
		Number Pages : 3					
02/26/25	250002263	SILVER, EDWARD M	N	DOMINION ENERGY VIRGINIA VA	N	1 DE-PL	100%
		Recorded Time : 02:40p					
		Description :					
		Date of Deed :		Map/PIN: 55 160A			
		Number Pages : 4					
				V E & P CO			
02/26/25	250002264	DREES HOMES OF DC INC	N	EZEALI, RICHARD VA	N	744,000 DBS	100%
		Recorded Time : 02:50p					
		Description : 0.3303 ACRE LEELAND DISTRICT					
		Date of Deed :		Map/PIN: 54 12B			
		Number Pages : 4					
02/27/25	250002268	YOUNCE, AMY E	N	YOUNCE, MATTHEW W VA	N	0 DPD	100%
		Recorded Time : 08:09a					
		Description : LOT 11 OAKS AT FERRY FARM					
		Date of Deed :		Map/PIN: 54NN 11			
		Number Pages : 5					
02/27/25	250002270	BURNS, STETSON L	N	BURNS WATT, STETSON L	N	0 ONC	100%
		Recorded Time : 08:19a					
		Description : CL24-2949					
		Date of Deed :					

02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages :	1						
02/27/25	250002271	BLACK, JONELLE R	N	KNOX, JONELLE R A	N	0	ONC	100%
	Recorded Time :	08:20a						
	Description :	CL25-453						
	Date of Deed :							
	Number Pages :	1						
02/27/25	250002272	BOULT, MICHELE	N	PURPLE, MICHELE	N	0	ONC	100%
	Recorded Time :	08:21a						
	Description :	CL25-450						
	Date of Deed :							
	Number Pages :	1						
02/27/25	250002276	BUCHHOP, AARON	N	BUCHHOP, AARON	N	0	DG	100%
	Recorded Time :	08:46a		VA				
	Description :	1.0861 ACRES LEELAND DISTRICT						
	Date of Deed :			Map/PIN: 46 86D				
	Number Pages :	4						
				BUCHHOP, MARANATHA M				
02/27/25	250002281	KEENEY, KAREN S	N	KEENEY, KAREN S	N	0	DG	100%
	Recorded Time :	08:49a		VA				
	Description :	LOT 326 SEC 8 SETTLERS LANDING						
	Date of Deed :			Map/PIN: 20L 326				
	Number Pages :	5						
02/27/25	250002287	MAHOOD, SHAWN M	N	DOMINION ENERGY VIRGINIA	N	1	DE-PL	100%
	Recorded Time :	08:53a		VA				
	Description :							
	Date of Deed :			Map/PIN: 21B 426				
	Number Pages :	4						
				V E & P CO				
02/27/25	250002291	KOPECKY, PAUL	N	DOMINION ENERGY VIRGINIA	N	1	DE-PL	100%
	Recorded Time :	09:59a		VA				
	Description :							
	Date of Deed :			Map/PIN: 21B 1602				
	Number Pages :	4						
				V E & P CO				
02/27/25	250002292	MATTHEWS, DYLAN	N	DOMINION ENERGY VIRGINIA	N	1	DE-PL	100%
	Recorded Time :	10:00a		VA				
	Description :							
	Date of Deed :			Map/PIN: 21B 1647				
	Number Pages :	4						
				V E & P CO				
02/27/25	250002297	SI NVA07A LLC	N	STACK STC AGGREGATOR LLC	N	0	DODS	100%
	Recorded Time :	10:33a		VA				
	Description :	106.601 AC						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002298	STACK STC AGGREGATO...	N	SI NVA07SOUTH HOLDINGS PAREN...	N	0	DODS	100%
	Recorded Time :	10:33a		VA				
	Description :	106.601 AC DEED OF CONTRIBUTION						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002299	SI NVA07SOUTH HOLDING...	N	SI NVA07SOUTH HOLDINGS LLC	N	0	DODS	100%
	Recorded Time :	10:33a		VA				
	Description :	106.601 AC DEED OF CONTRIBUTION						
	Date of Deed :			Map/PIN: 38 29A				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
	Number Pages :	4						
02/27/25	250002300	SI NVA07SOUTH HOLDING...	N	SI NVA07SOUTH LLC VA	N	0	DODS	100%
	Recorded Time :	10:33a						
	Description :	106.601 AC DEED OF CONTRIBUTION						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002294	STC SUBSTATION TRS LLC	N	SI NVA07CAMPUS LLC VA	N	0	DODS	100%
	Recorded Time :	10:33a						
	Description :							
	Date of Deed :			Map/PIN: 38 122				
	Number Pages :	4						
02/27/25	250002295	SI NVA07A LLC	N	STACK STC AGGREGATOR LLC VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 30				
	Number Pages :	5						
02/27/25	250002296	STACK STC AGGREGATO...	N	SI NVA07CAMPUS LLC VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	DEED OF CONTRIBUTION SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 30				
	Number Pages :	4						
02/27/25	250002301	SI NVA07A LLC	N	STACK STC AGGREGATOR LLC VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	5						
02/27/25	250002302	STACK STC AGGREGATO...	N	SI NVA07WEST HOLDINGS PARENT ... VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	DEED OF CONTRIBUTION SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002303	SI NVA07WEST HOLDINGS...	N	SI NVA07WEST HOLDINGS LLC VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	DEED OF CONTRIBUTION SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002304	SI NVA07WEST HOLDINGS...	N	SI NVA07WEST LLC VA	N	0	DODS	100%
	Recorded Time :	10:35a						
	Description :	DEED OF CONTRIBUTION SEE DOCUMENT						
	Date of Deed :			Map/PIN: 38 29A				
	Number Pages :	4						
02/27/25	250002311	BATTLE, ERIC C	Y	BATTLE, ERIC C 105 STATELY AVE FREDERICKSBURG, VA 22406	Y	0	DIT	100%
	Recorded Time :	11:47a						
	Description :	LOT 17 POPLAR MANOR ESTATES						
	Date of Deed :	02/18/2025		Map/PIN: 26P 17				
	Number Pages :	6						
				BATTLE, TINA M BATTLE LIVING TRUST				
02/27/25	250002332	TOUCH, DAVID J	Y	TOUCH JR, DAVID J VA	Y	0	DIT	100%
	Recorded Time :	12:39p						
	Description :	LOT 112 SEC 7B GREENRIDGE						
	Date of Deed :			Map/PIN: 30G 7B 112				
	Number Pages :	5						
				TOUCH, VIRGINIA M				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
				DAVID & VIRGINIA TOUCH LIVING T...				
02/27/25	250002333	FOUNDATION HOMES INC	N	MILLER, JEREMY VA	N	560,000	DBS	100%
		Recorded Time : 12:43p						
		Description : 0.542 ACRE						
		Date of Deed :		Map/PIN: 39A 2 J				
		Number Pages : 6						
				MILLER, DANIELLE I				
02/27/25	250002335	NVR INC	N	HUGHEY, CEDRIC L VA	N	679,380	DBS	100%
		Recorded Time : 12:49p						
		Description : LOT 96 HILLS AT BIG SPRING						
		Date of Deed :		Map/PIN: 38K 1 96				
		Number Pages : 3						
02/27/25	250002337	ROZSYPAL, CHRISTOPHE...	Y	ROZSYPAL, CHRISTOPHER J VA	Y	0	DIT	100%
		Recorded Time : 01:28p						
		Description : LOT 98 SEC 3 PATRIOTS LANDING						
		Date of Deed :		Map/PIN: 20F 3 98				
		Number Pages : 5						
				GUDE, LIV J CHRISTOPHER J ROZSYPAL & LIV J ...				
02/27/25	250002342	ROTE, JOHN F	N	FORTUNE, KENNETH E 35 MEARES WAY FREDERICKSBURG, VA 22406	N	639,900	DBS	100%
		Recorded Time : 02:04p						
		Description : LOT 598 CELEBRATE VIRGINIA NORTH SECTION 5A						
		Date of Deed : 02/25/2025		Map/PIN: 44CC 5A 598				
		Number Pages : 4						
				FORTUNE, KATHLEEN S				
02/28/25	250002352	21 PEAKE LANE LLC	Y	OLD POTOMAC CHURCH LLC VA	Y	0	DBS	100%
		Recorded Time : 08:10a						
		Description : 0.9980 AC						
		Date of Deed :		Map/PIN: 39-16A				
		Number Pages : 3						
02/28/25	250002355	TOVIG, BARRY A	Y	TOVIG, CATHERINE A VA	Y	0	DIT	100%
		Recorded Time : 08:12a						
		Description : LOT 14 POTOMAC OVERLOOK						
		Date of Deed :		Map/PIN: 49F 14				
		Number Pages : 4						
				TOVIG, BARRY A CATHERINE A TOVIG REVOCABLE L...				
02/28/25	250002366	AARONAL HOMES INC	N	PETRINE, FRANK VA	N	873,893	DBS	100%
		Recorded Time : 09:32a						
		Description : LOT 9 LEELAND CREEK ESTATES						
		Date of Deed :		Map/PIN: 46N 9				
		Number Pages : 3						
				PETRINE, BRITTANY				
02/28/25	250002369	WICHOWSKI, STEVEN R	N	WICHOWSKI, STEVEN R STAFFORD, VA 22406	N	0	DQC	100%
		Recorded Time : 10:33a						
		Description : LOT 1088 SEC 14B STAFFORD LAKES VILLAGE						
		Date of Deed : 09/06/2024		Map/PIN: 44R 14B 1088				
		Number Pages : 3						
02/28/25	250002370	SCHLEGEL, SUZANNE C	N	MALTEZ, ROBERTO C VA	N	336,600	DBS	100%
		Recorded Time : 10:42a						
		Description : LOT 22 SEC 2 MOUNT PLEASANT ESTATES						
		Date of Deed :		Map/PIN: 46D 2 22				
		Number Pages : 4						
				RUBIO, VIRGILIO U M				

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/28/25	250002377	FAMIGLIETTI, PAMELA	N	NEWSOM, PRESTON VA Description : LOT 203 SEC 18 ENGLAND RUN NORTH Date of Deed : Map/PIN: 45N 18 203 Number Pages : 4 NEWSOM, SHELBY	N	619,000	DBS	100%
02/28/25	250002375	SHINWARI, NAWID	N	ISMAYILOV, ELVIN VA Description : LOT 1 SEC 2 RAPPAHANNOCK LANDING Date of Deed : Map/PIN: 53M 2 1 Number Pages : 3	N	440,000	DBS	100%
02/28/25	250002379	DR HORTON INC	N	HOLLAND, JOHN C VA Description : LOT 21 RIVERS BLUFF Date of Deed : Map/PIN: 42C 21 Number Pages : 3 HOLLAND, KELLIE A	N	728,000	DBS	100%
02/28/25	250002382	HIGGINS, DEBORAH A	N	KENDZIE, DANIEL VA Description : LOT 71 SEC 3A2 CELEBRATE VIRGINIA NORTH Date of Deed : Map/PIN: 44CC 3A2 71 Number Pages : 3 KENDZIE, VALERIE	N	489,990	DBS	100%
02/28/25	250002388	OBER, PETER C	N	CAMPBELL, DAVID J VA Description : LOT 59 SEC 3 CARDINAL FOREST Date of Deed : Map/PIN: 44L 3 59 Number Pages : 3 CAMPBELL, KELLY R	N	665,000	DBS	100%
02/28/25	250002398	CORNWELL, TYLER M	N	KING, TYLER D	N	0	ONC	100%
02/28/25	250002399	COLLIER, MIKHAIL J	N	DURBIN, MIKHAIL A	N	0	ONC	100%
02/28/25	250002400	MINNER, GWENDOLYN B	N	SKIPPER, SARA VA Description : LOT 64 SEC 1 NORTH FERRY FARMS Date of Deed : Map/PIN: 54M 1 64 Number Pages : 4 SKIPPER, ROBERT	N	445,000	DBS	100%
02/28/25	250002403	DECHAT PROPERTIES SIX...	N	AWADALLAH, AYMAN VA Description : LOT 3 WILLIAMS ESTATES Date of Deed : Map/PIN: 45W 3 Number Pages : 3	N	340,000	DBS	100%
02/28/25	250002405	COADY, JENNIFER K	N	BROWNLOW, THOMAS J VA Description : LOT 8 HARTWOOD MEADOWS Date of Deed : Map/PIN: 34F 8 Number Pages : 3	N	505,000	DBS	100%

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Local Taxation Department
County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
02/28/25	250002408	SADLER LOVETT, LAURAS...	N	DELIGNY, KENDHE VA Description : LOT 33 BLK B HIGHLAND HOMES Date of Deed : Number Pages : 3	N	450,000	DBS	100%
				Map/PIN: 54A 1B 33 NGUYEN, LOAN				
02/28/25	250002410	SHALABY, CATHERINE M	N	SHALABY, CATHERINE M VA Description : LOT 18 HARTWOOD MEADOWS Date of Deed : Number Pages : 3	N	0	DODS	100%
				Map/PIN: 34F 18				
02/28/25	250002411	FELICIANO, ROBERT A	N	NWAGBARA, MAURICE VA Description : LOT 706 SEC 4B PH 1 EMBREY MILL Date of Deed : Number Pages : 4	N	783,000	DBS	100%
				Map/PIN: 29G 4B 706 NWAGBARA, SABINA				
02/28/25	250002413	CROPP, GLENN H	N	WARD, CONNOR VA Description : 0.255 AC HARTWOOD DIST Date of Deed : Number Pages : 3	N	250,000	DBS	100%
				Map/PIN: 45 37F				
02/28/25	250002416	LAMB, ALEX J	N	FONDONG, COLLINS VA Description : LOT 68A SEC 3 PH 3 STONE RIVER Date of Deed : Number Pages : 3	N	375,000	DBS	100%
				Map/PIN: 30S 3 68				

Total County Deeds of Partition and Conveyance: 342
Total Number of County Deeds of Correction: 4
Total Number of County Deeds of Will/Fiduciary: 0

Month End Deeds of Partition and Conveyance
Local Taxation Department
County
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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration	Type	Perc
***** DEEDS TRANSFER UPON DEATH *****								
02/03/25	250001210	JONES, KENNETH B	Y	JONES, BRIAN K VA	Y	0	DTD	100%
		Recorded Time : 08:48a						
		Description : SEE DOCUMENT						
		Date of Deed :		Map/PIN: 59 21				
		Number Pages : 5						
02/03/25	250001211	JONES, KENNETH B	Y	JONES, BRIAN K VA	Y	0	DTD	100%
		Recorded Time : 08:49a						
		Description : 1.302 ACRES GEORGE WASHINGTON DISTRICT						
		Date of Deed :		Map/PIN: 59 26A				
		Number Pages : 4						
02/03/25	250001270	ZAMORANO, KAREN D	N	ZAMORANO, JACOB	N	0	DTD	100%
		Recorded Time : 12:16p						
		Description : LOT 1089 SEC 8B CELEBRATE VIRGINIA NORTH						
		Date of Deed :		Map/PIN: 44CC 8B 1089				
		Number Pages : 2		ZAMORANO, CORA ZAMORANO, EMMA				
02/05/25	250001344	BROADDUS, LARRY	Y	LEACH, ASHLEY S VA	N	0	DTD	100%
		Recorded Time : 08:12a						
		Description : LOT 477 PH 1 SEC 4C EMBREY MILL						
		Date of Deed :		Map/PIN: 29G 4C 477				
		Number Pages : 4						
02/07/25	250001489	COLEY, GERALINE F	N	COLEY, JAMES	N	0	DTD	100%
		Recorded Time : 01:19p						
		Description : LOT 178 SEC 3A2 CELEBRATE VIRGINIA NORTH						
		Date of Deed :		Map/PIN: 44CC 3A2 178				
		Number Pages : 4		JOHNSON, SHARON MERCHANT, TRALEE				
02/07/25	250001497	SKIBEK, KATHRYN B	Y	SKIBEK, KATHRYN B VA	Y	0	DTD	100%
		Recorded Time : 01:43p						
		Description : LOT 19 ADELINE ESTATES						
		Date of Deed :		Map/PIN: 43U 19				
		Number Pages : 5		KATHRYN B SKIBEK REVOCABLE LI...				
02/10/25	250001543	SNIPE, PATRICIA	N	MASSEY, LABARON 67 SANIBEL DRIVE FREDERICKSBURG, VA 22406	N	0	DTD	100%
		Recorded Time : 12:13p						
		Description : LOT 587 CELEBRATE VIRGINIA NORTH SEC 5A						
		Date of Deed : 01/28/2025		Map/PIN: 44CC 5A 587				
		Number Pages : 4		MASSEY, ARYN				
02/13/25	250001734	WALCHESTER, ANTHONY K	N	WALCHESTER, LEE J	N	0	DTD	100%
		Recorded Time : 12:45p						
		Description : 1.616 ACRES AQUIA DISTRICT						
		Date of Deed :		Map/PIN: 54F 5 A				
		Number Pages : 4						
02/13/25	250001748	WALSH, MARILYN J	N	WALSH, RANDY	N	0	DTD	100%
		Recorded Time : 01:48p						
		Description : LOT 37 SEC 2 PATRIOTS LANDING						
		Date of Deed :		Map/PIN: 20F 2 37				
		Number Pages : 3						

Month End Deeds of Partition and Conveyance
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County
02/01/2025 - 02/28/2025

Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
02/19/25	250001953	GREEN, DONA L	Y	DODSON, DON V VA Description : LOT 943 SEC 6 & 7A CELEBRATE VIRGINIA NORTH Date of Deed : Map/PIN: 44CC 7A 943 Number Pages : 3	Y	0 DTD	100%
02/20/25	250001986	PHILYAW, PAULA N	Y	SUAREZ, JUAN A VA Description : LOT 92 SEC 3 AQUIA HARBOUR Date of Deed : Map/PIN: 21B 92 Number Pages : 5 PHILYAW, PAULA N LEAP DAY LIVING TRUST	Y	0 DTD	100%
02/25/25	250002150	ARVAI, JEFFREY S	Y	JEFFREY & MARY ARVAI LIVING TR... VA Description : LOT 55 SEC 1A ENGLAND RUN Date of Deed : Map/PIN: 44G 1A 55 Number Pages : 5	Y	0 DTD	100%
02/25/25	250002190	ESQUIBEL, PEARL	Y	MARTINEZ, CRYSTAL VA Description : LOT 14 WOODS OF ABEL LAKE Date of Deed : Map/PIN: 37C 14 Number Pages : 5	Y	0 DTD	100%
02/26/25	250002252	MULLINS, JILL M	N	WEAVER, JOHN M Description : LOT 12 BROOKE RIDGE Date of Deed : Map/PIN: 41D 12 Number Pages : 3	N	0 DTD	100%
02/27/25	250002313	LAPIETRA, NICHOLAS	N	LAPIETRA REVOCABLE FAMILY TRU... Description : LOT 14 LAKE ESTATES Date of Deed : Map/PIN: 37E 14 Number Pages : 4	N	0 DTD	100%
02/27/25	250002315	WEAVER, CATHERINE D	N	BARACKA, WENDY M Description : LOT 462 SEC 2 ENGLAND RUN NORTH Date of Deed : Map/PIN: 45N 2 462 Number Pages : 5 WEAVER, ROBERT E BARACKA, GRADY A BARACKA, JOCELYN O	N	0 DTD	100%
02/27/25	250002349	STROZ, MARY K	N	STROZ HARRIS, DEBRA A Description : 1.34 ACRES AQUIA DISTRICT Date of Deed : Map/PIN: 31 20C Number Pages : 4	N	0 DTD	100%
02/28/25	250002402	MATTHEWS, SHIRLEY J	Y	MATTHEWS, MICHAEL S 6 GENERAL CHAMBLISS WAY STAFFORD, VA 22554 Description : LOT 2 WESTGATE AT STAFFORD COURTHOUSE Date of Deed : 02/05/2025 Map/PIN: 29M 2 Number Pages : 5 MATTHEWS, MICHELLE D	Y	0 DTD	100%
02/28/25	250002404	JOHNSON, VIRGINIA C	Y	DAVIS, JEFFREY S 8 ENGLISH HILLS DRIVE FREDERICKSBURG, VA 22406 Description : LOT 9 ENGLISH HILLS Date of Deed : 02/25/2025 Map/PIN: 44H 9	Y	0 DTD	100%

Month End Deeds of Partition and Conveyance
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Recorded	Instrument	Grantor	(X)	Grantee/Address	(X)	Consideration Type	Perc
		Number Pages : 3		DAVIS, DEBBIE J			
02/28/25	250002419	CHAPMAN, BRYAN G	N	CHAPMAN, TIMOTHY B	N	0 DTD	100%
		Recorded Time : 02:50p					
		Description : LOT 318 SEC 2E WIDEWATER VILLAGE AT STAFFORD					
		Date of Deed :		Map/PIN: 21R 2E 318			
		Number Pages : 4		CHAPMAN, NATHAN A			