

**EXEMPT FROM RECORDATION TAXES PURSUANT TO SECTIONS**  
**58.1-811(A) (3) AND 58.1-811(C) (5)**  
**EXEMPT FROM FEES PURSUANT TO SECTIONS 17.1-266 AND 17.1-279(E)**

**RECORDATION COVER SHEET**

TYPE OF INSTRUMENT:	DEED OF EASEMENT
DATE OF INSTRUMENT:	<u>October 14</u> , 20 <u>22</u>
NAME OF GRANTOR:	1) <u>RANGER SPECIALIZED GLASS, INC.</u> 2) <u>LOUDOUN COMMERCIAL TITLE, LLC</u> 3) <u>TRUSTMARK NATIONAL BANK</u>
NAME OF GRANTEE:	1) <u>BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA</u> 2) <u>TOWN OF PURCELLVILLE, VIRGINIA</u>
COUNTY WHERE PROPERTY LOCATED:	LOUDOUN
ELECTION DISTRICT WHERE PROPERTY LOCATED:	BLUE RIDGE
INSTRUMENT NUMBER WHERE PROPERTY ACQUIRED:	INSTRUMENT NO. 20190909-0053289
PLAT ATTACHED:	PLAT NO. RPB-1295-LC PREPARED BY DEWBERRY ENGINEERS INC.
TAX MAP IDENTIFICATION NO.:	487-36-0136
BRIEF DESCRIPTION OF PROPERTY:	LOT 8, MAYFAIR INDUSTRIAL SUBDIVISION
COUNTY FILE NO.:	ESMT 20-03
THIS INSTRUMENT PREPARED BY:	OFFICE OF THE COUNTY ATTORNEY, LOUDOUN COUNTY
RETURN TO:	OFFICE OF THE COUNTY ATTORNEY (TJF) BOX 40

THIS DEED OF EASEMENT (the "Deed") is made this 14<sup>th</sup> day of October, 2020, by and between RANGER SPECIALIZED GLASS, INC., a Texas corporation (hereinafter referred to as "Owner") (Grantor); LOUDOUN COMMERCIAL TITLE, LLC (hereinafter referred to as "Trustee"); TRUSTMARK NATIONAL BANK (hereinafter referred to as "Beneficiary"); the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia (hereinafter referred to as "County"); and the TOWN OF PURCELLVILLE, VIRGINIA, a municipal corporation (hereinafter referred to as "Town") (Grantee).

W I T N E S S E T H:

WHEREAS, the Owner is the owner and proprietor of certain real property known as Lot 8 Mayfair Industrial Subdivision (the "Property"), as shown on plat number RPB-1295-LC, dated February 6, 2020 and revised through January 26, 2022 titled "EASEMENT PLAT SHOWING CREATION OF PERMANENT DRAINAGE EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT ON LOT 8 MAYFAIR INDUSTRIAL" prepared by Dewberry Engineers Inc., certified land surveyors (the "Plat") which Plat is attached hereto; and

WHEREAS, the Property is situate in the Town of Purcellville, Virginia, Owner having acquired the Property by deed recorded as Instrument No. 20190909-0053289, among the land records of Loudoun County, Virginia (the "Land Records"); and

WHEREAS, it is the desire and intent of Owner to grant and convey unto the County and the Town the easements in the locations as shown on the Plat and as hereinafter provided; and

WHEREAS, the Property is subject to the lien of a deed of trust dated September 6, 2019 recorded as Instrument No. 20190909-0053290, among the aforementioned Land Records (the "Deed of Trust") wherein the Property was conveyed unto the Trustee for the benefit of the Beneficiary, in trust to secure a certain indebtedness, as more specifically set forth therein.

NOW THEREFORE, the parties make the following conveyances as follows:

The foregoing recitals are hereby incorporated into this Deed by this reference as if set forth in their entirety.

### **COUNTY EASEMENT**

For good and valuable consideration and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, Owner does hereby grant and convey unto the County, its successors and assigns, the temporary construction easement for the purpose of grading and construction in the location shown on the Plat and described as **“TEMPORARY CONSTRUCTION ESM’T. (SUB-AREA 1).”** This temporary grading and construction easement shall terminate when construction is complete. The County shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, other obstructions, or facilities within the temporary construction easement to the extent such items interfere with the use of the easement for grading and construction purposes. The County, at its own expense, shall restore the temporary easement to its original condition, to the extent practicable. Such restoration shall include the backfilling of trenches, the replacement of fences and shrubbery, the reseeding or resodding of lawns or pasture areas, and the replacement of structures and other facilities located within the easement.

### **TOWN EASEMENT**

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Owner does hereby grant and convey unto the Town, its successors and assigns, a permanent drainage easement over and across the Property for the purposes of installing, constructing, operating, maintaining, repairing, replacing, adding to, or altering present or future storm drainage ditches, lines, or other drainage structures and facilities, plus necessary inlet structures, manholes, and appurtenances for the collection of storm waters and its transmission through, across and upon the Property, said easement area being more particularly bounded and described on the Plat as **“PERMANENT DRAINAGE ESMT. (SUB-AREA 2).”** This easement shall be perpetual and shall run with the land.

The above-described drainage easement is subject to the following conditions:

1. All drainage lines and appurtenant facilities that are installed in the easement area shall be and remain the property of the Town, its successors and assigns.

2. The Town, its agents and assigns, shall have full and free use of said easement area for the purposes named, and shall have all rights and privileges reasonably necessary to the exercise of the rights granted in the easement including the right of access to and from the easement area and the right to use adjoining land where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual construction or maintenance, and then only to the minimum extent necessary for such construction and maintenance, and further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.

3. The Town shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, other obstructions or facilities in or near the easement area being conveyed, deemed by the Town to interfere with the proper and efficient construction, operation, and maintenance of said storm drainage lines, storm drainage facilities, and appurtenant facilities; provided however, that the Town at its own expense shall restore as nearly as possible, to their original condition, all land or premises which are disturbed in any manner by the installation, construction, operation, and maintenance of said storm drainage lines and appurtenant facilities. Such restoration shall include the backfilling of trenches, the replacement of shrubbery, the reseeding or resodding of lawns or pasture areas within and outside the easement; and the replacement of fences, structures and other facilities located outside the easement; but shall not include the replacement of fences, structures, trees, and other facilities, as appropriate, located within the easement area.

4. Owner reserves the right to make use of the easement area herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement area by the Town for the purposes named; provided, however, that the Owner shall comply with all applicable Town ordinances and regulations prior to placing and building, roadway, fence or other structure on the easement. Provided further, that if Owner makes any use of the easement that increases the Town's operation, maintenance, and/or restoration costs, then the Owner shall pay such increase in costs.

#### **CONVEYANCE OF FACILITIES**

THIS DEED FURTHER WITNESSETH, that for and in consideration of the premises and

sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the County grants and conveys, in fee simple, to the Town all County installed appurtenances and facilities located within the above-described Town easement.

**SUCCESSORS AND ASSIGNS BOUND**

UNLESS OTHERWISE INDICATED HEREIN, the permanent drainage easement granted herein shall be perpetual and shall run with the land, and shall be binding upon the Owner, its successors and/or assigns, and shall inure to the benefit of the Town, its successors and assigns.

**TRUSTEE'S SUBORDINATION**

THIS DEED FURTHER WITNESSETH that in consideration of the premises and the sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the Trustee(s), as authorized to act by the Beneficiary, as shown by its execution hereto, do hereby subordinate the lien of the Deed of Trust to the Permanent Drainage Easement herein conveyed.

It is expressly understood that the subordination of the Permanent Drainage Easement from the lien of the Deed of Trust shall not affect in any way the lien of the Deed of Trust upon the remaining Property.

**MISCELLANEOUS**

Headings used in this Deed are for convenience purposes only and are not intended to affect the express terms herein set forth.

This Deed is made in accordance with the approval of the proper authorities of Loudoun County, Virginia and the Town of Purcellville, Virginia, as shown by the signatures affixed to this Deed.

The Owner by execution of this instrument acknowledges that the plans for the Fields Farm Park Road Project (CRCP 2015-0011) as they affect the Property have been fully explained to Owner or its authorized representative and this conveyance is made with the free consent and in accordance with the desire of the Owner.

The undersigned warrants that this Deed is made and executed pursuant to authority properly granted to the undersigned by the respective charter, bylaws and action of the Board of Directors of the Owner.

IN WITNESS WHEREOF, the parties hereto have caused this Deed to be executed, under seal.

RANGER SPECIALIZED GLASS, INC.

By: [Signature] (SEAL)

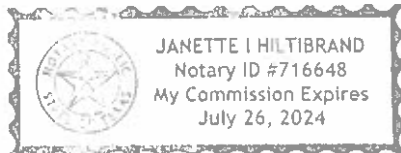
Name: Robert Malone

Title: President

COMMONWEALTH/STATE OF Texas  
COUNTY OF Harris, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Robert Malone as President of RANGER SPECIALIZED GLASS, INC., whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 14th day of October, 2022



[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

LOUDOUN COMMERCIAL TITLE, LLC

By: [Signature] (SEAL)  
Printed Name: Kate Gordon  
Title: President

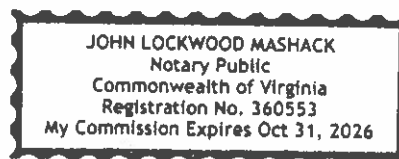
COMMONWEALTH/STATE OF Virginia  
CITY/COUNTY OF Loudoun, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Kate Gordon as President of LOUDOUN COMMERCIAL TITLE, LLC, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 9th day of November, 2022.

[Signature]  
Notary Public

My Commission Expires: 10-31-2026  
Notary Registration Number: 360553



TRUSTMARK NATIONAL BANK

By: [Signature] (SEAL)  
Printed Name: Wayne Johnson  
Title: Senior Vice President

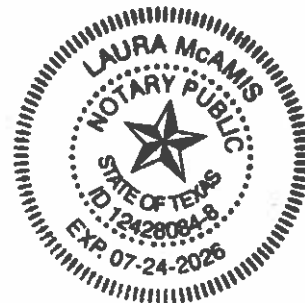
COMMONWEALTH/STATE OF Texas  
CITY/COUNTY OF Harris, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that WAYNE JOHNSON as SVP of TRUSTMARK NATIONAL BANK, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this 7 day of October, 2022.

[Signature: Laura McAmis]  
Notary Public

My Commission Expires: 7-24-26  
Notary Registration Number: 124280848





The Foregoing Easements are Hereby Accepted  
Pursuant to Virginia Code Section 15.2-1803

APPROVED AS TO LEGAL FORM:

BOARD OF SUPERVISORS OF LOUDOUN  
COUNTY, VIRGINIA

*Chalisa Fontana*

Deputy County Attorney

By: *Tim Hemstreet* (SEAL)  
Name: Tim Hemstreet  
Title: County Administrator

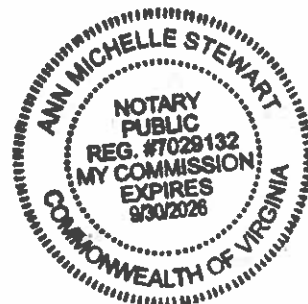
COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify  
that Tim Hemstreet as County Administrator  
of the BOARD OF SUPERVISORS OF LOUDOUN COUNTY, VIRGINIA, whose name is  
signed to the foregoing Deed, appeared before me and personally acknowledged the same in my  
jurisdiction aforesaid.

GIVEN under my hand and seal this 12 day of January, 20 23

*Ann Michelle Stewart*  
Notary Public

My Commission Expires: 9-30-26  
Notary Registration Number: 7029132



The Foregoing Easements are Hereby Accepted  
Pursuant to Virginia Code Section 15.2-1803

APPROVED AS TO LEGAL FORM:

THE TOWN OF PURCELLVILLE, VIRGINIA

  
\_\_\_\_\_  
Town Attorney

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify  
that \_\_\_\_\_ as \_\_\_\_\_  
of the TOWN OF PURCELLVILLE, VIRGINIA, whose name is signed to the foregoing Deed,  
appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

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

My Commission Expires: \_\_\_\_\_

Notary Registration Number: \_\_\_\_\_

NOTES

1. THE PROPERTY SHOWN HEREON IS DESIGNATED AS LOUDOUN COUNTY TAX ASSESSMENT PARCEL PIN 487-36-0136 (LOT 8, MAYFAIR INDUSTRIAL) AND IS ZONED M-1 AS ADMINISTERED BY THE TOWN OF PURCELLVILLE ZONING ORDINANCE.
2. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
3. THE PROPERTY SHOWN HEREON IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS OF RECORD. DEWBERRY ENGINEERS INC. HAS NOT BEEN PROVIDED A CURRENT TITLE REPORT AND THUS CANNOT STATE AS TO THE EXISTENCE OF ANY COVENANTS OR RESTRICTIONS.
4. APPROVAL OF THIS PLAT IN NO WAY RELIEVES THE OWNERS, DEVELOPERS, OR THEIR AGENTS OF ANY RESPONSIBILITIES REQUIRED BY THE TOWN OF PURCELLVILLE, VIRGINIA.
5. THE PROPERTY LINES DEPICTED HEREON ARE PER A COMPILATION OF INSTRUMENTS OF RECORD OF THE SUBJECT PROPERTY AND ADJOINING PROPERTIES, AND DO NOT REFLECT A FIELD RUN BOUNDARY SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. THE REFERENCE TO THE VDOT PROJECT COORDINATE SYSTEM IS PER A FIELD RUN GPS SURVEY PERFORMED BY DEWBERRY ENGINEERS INC. IN WHICH THE PROPERTY LINES OF RECORD WERE ROTATED TO FOUND MONUMENTATION WHICH WERE COMPUTED, AND SUBSEQUENTLY PLACED, ON THE VDOT PROJECT COORDINATE SYSTEM (PRIOR TO JUNE 1, 2014) IN ORDER TO ESTABLISH EQUALITIES WITH PREVIOUS VDOT PROJECTS PROXIMATE TO THE AREA. FURTHERMORE, TO COMPUTE THE VIRGINIA STATE GRID NORTH ~ NAD 83 VALUE OF A VDOT PROJECT COORDINATE PROVIDED HEREON THE FOLLOWING FORMULA MUST BE UTILIZED: (VDOT NORTHING/VDOT COUNTY SCALE FACTOR) + (2,000,000 X 3.28083333333) = VSGN ~ NAD 83 NORTHING WHERE THE VDOT COUNTY SCALE FACTOR EQUALS 1.00005.
- EXAMPLE:  
(539,977.8015/1.00005) + (2,000,000 X 3.28083333333) = VSGN ~ NAD 83 NORTHING  
(539,950.8040) + (6,561,666.6667) = 7,101,617.4706 VSGN ~ NAD 83 NORTHING
- (VDOT EASTING/VDOT COUNTY SCALE FACTOR) + (2,500,000 X 3.28083333333) = VSGN ~ NAD 83 EASTING WHERE THE VDOT COUNTY SCALE FACTOR EQUALS 1.00005.
- EXAMPLE:  
(3,499,338.1044/1.00005) + (2,500,000 X 3.28083333333) = VSGN ~ NAD 83 EASTING  
(3,499,163.1460) + (8,202,083.3333) = 11,701,246.4796 VSGN ~ NAD 83 NORTHING
6. THE SUBJECT PARCEL (LOT 8, MAYFAIR INDUSTRIAL) IS NOW IN THE NAME OF "RANGER SPECIALIZED GLASS, INC.", AS RECORDED IN DEED DATED AUGUST 28, 2019 AND RECORDED IN INSTRUMENT 20190909-0053289; AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA.
7. LOUDOUN COUNTY WEBLOGS INDICATES THE PRESENCE OF HYDRIC SOILS ON THE SUBJECT PROPERTY, AS SUCH ANY LAND DISTURBING ACTIVITIES WITHIN THESE SOILS MAY REQUIRE CONTACTING THE UNITED STATES ARMY CORPS OF ENGINEERS.
8. THE LOT SHOWN HEREON IS SERVED BY PUBLIC WATER AND PUBLIC SEWER.
9. THE MAYFAIR INDUSTRIAL PARK ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL OPEN SPACE PARCELS, STORM SEWERS, STREET LIGHTS, TRAILS, AND SIDEWALKS AND SHALL MAINTAIN THE PHYSICAL INFRASTRUCTURE OF STORM DRAINAGE FACILITIES CONTAINED WITHIN THE EASEMENT, INCLUDING PIPES AND OTHER STRUCTURES, INLETS AND CATCH BASINS, AND SHALL REMOVE DEBRIS AND OTHER OBSTRUCTIONS FROM OPEN CHANNELS IN ACCORDANCE WITH THE DECLARATION OF PROTECTIVE COVENANTS FOR MAYFAIR INDUSTRIAL PARK AS RECORDED IN INSTRUMENT 20151123-0077599 AND THE STORMWATER MANAGEMENT/BMP FACILITIES MAINTENANCE AGREEMENT AS RECORDED IN INSTRUMENT 20151202-0079617.
10. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X (AREAS OF MINIMAL FLOOD HAZARD) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP FOR LOUDOUN COUNTY, VIRGINIA, MAP NUMBER 51107C0088 E, EFFECTIVE DATE: FEBRUARY 17, 2017.
11. THE SUBJECT APPLICATION IS DESIGNATED AS TOWN OF PURCELLVILLE LAND DEVELOPMENT APPLICATION NUMBER ESMT-20-03. FURTHERMORE, THE EASEMENTS BEING CREATED HERewith ARE PURSUANT TO CRCP 2015-0011 (APPROVED DECEMBER 9, 2019).

EASEMENT AREA TABULATION

TEMPORARY CONSTRUCTION EASEMENT	
EASEMENT SUB-AREA 1	4,018 SQ FT
PERMANENT DRAINAGE EASEMENT	
EASEMENT SUB-AREA 2	205 SQ FT

NOTES:

- 1) OVERLAP AREA OF TEMPORARY CONSTRUCTION EASEMENT: 0 SQ FT
- 2) OVERLAP AREA OF PERMANENT DRAINAGE EASEMENT: 0 SQ FT
- 3) TOTAL NET TEMPORARY EASEMENTS (TOTAL TEMPORARY EASEMENT MINUS OVERLAP EASEMENT AREA): 4,018 SQ FT
- 4) TOTAL NET PERMANENT EASEMENTS (TOTAL PERMANENT EASEMENT MINUS OVERLAP EASEMENT AREA): 205 SQ FT

EASEMENT PLAT  
SHOWING  
**CREATION OF  
PERMANENT DRAINAGE EASEMENT AND  
TEMPORARY CONSTRUCTION EASEMENT**

ON  
**LOT 8  
MAYFAIR INDUSTRIAL**

PIN 487-36-0136  
TOWN OF PURCELLVILLE  
BLUE RIDGE ELECTION DISTRICT ~ LOUDOUN COUNTY, VIRGINIA  
SCALE: N/A ~ DATE: FEBRUARY 6, 2020



Dewberry Engineers Inc.  
1503 Edwards Ferry Road, Suite 200, Leesburg, Virginia 20176  
Phone 703.771.8004 Fax 703.771.4091  
www.dewberry.com  
RPB-1295-LC

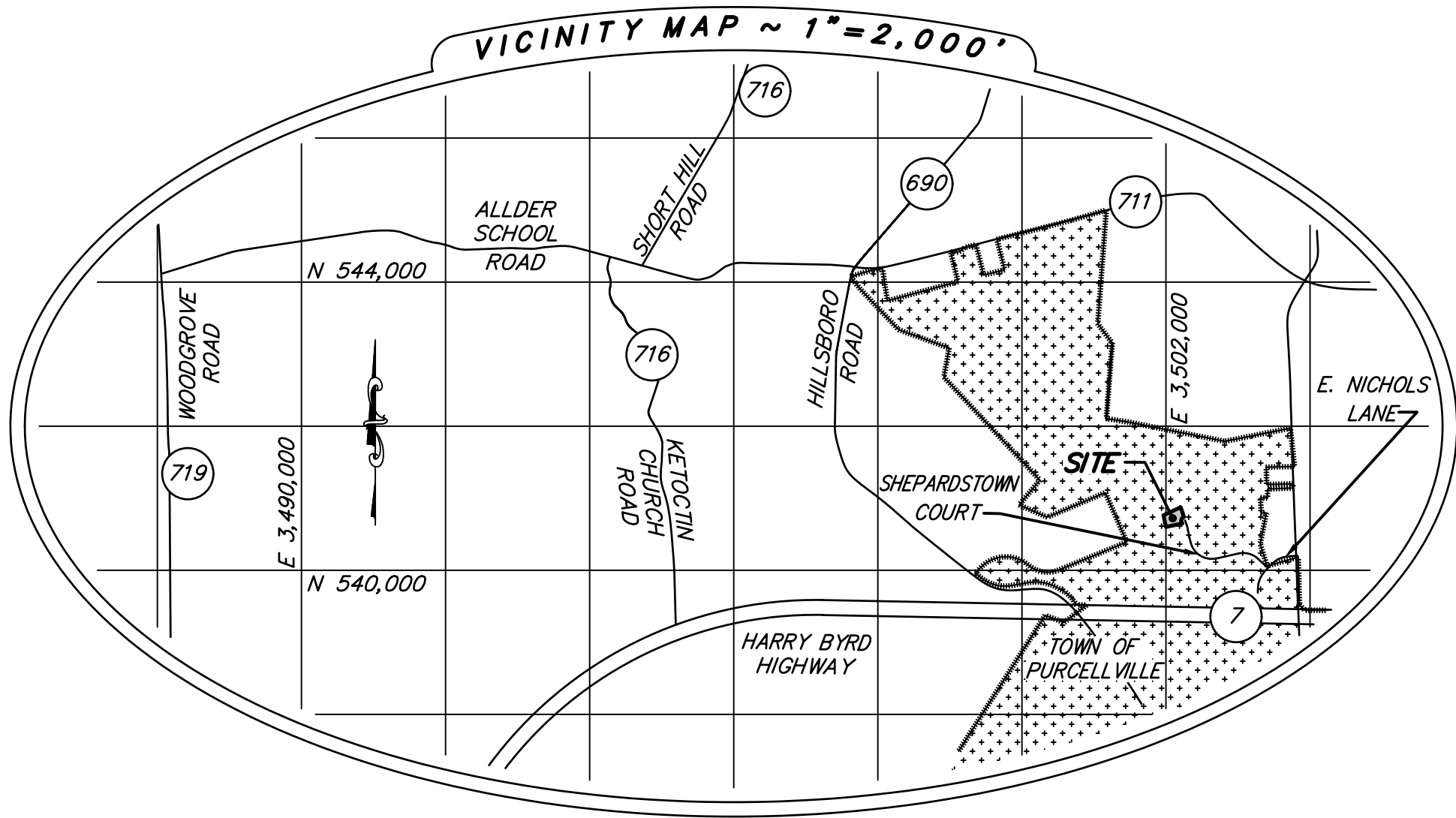
SHEET 1 OF 2

OWNER

RANGER SPECIALIZED GLASS, INC.  
19031 ALDINE WESTFIELD ROAD  
HOUSTON, TEXAS 77073

REVISION BLOCK

NUMBER	DESCRIPTION	DATE
1	TOWN COMMENTS	01/26/2022



LINE TABLE

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S 36°13'55" W	33.45'	L2	S 25°04'12" E	28.72'	L3	S 64°55'48" W	150.40'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	BEARING	CHORD
C1	116°25'15"	55.00'	111.76'	88.74'	S 13°22'53" W	93.50'

APPROVAL BLOCK

LAND DEVELOPMENT APPLICATION  
NUMBER ESMT-20-03

TOWN OF PURCELLVILLE

DATE

Plotted: Jan 18, 2023 at 9:18am  
C:\Users\eschryer\AppData\Local\Temp\AcPublish\_4841\RPB-1295-LC.dwg

