

The **LOUDOUN** Newsletter

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Expansion of Dulles Landing Retail Project Proposed

Beatty Management Co., Inc. intends to file a rezoning for a 12-acre undeveloped parcel of land in the northwest quadrant of Route 50 and Loudoun County Parkway (Route 606) in the Blue Ridge district to allow development of approximately 180,000-square feet of retail space.

The proposal calls for the parcel – identified as the Hunter Dulles South, LLC property – to become part of the Dulles Landing retail center currently under development on 78 acres west and north of the site (PIN #163-19-5332).

The McLean-based company has requested a pre-application meeting with county staff to discuss converting the Hunter parcel from the CLI (Commercial Light Industry) zone to PD-CC-RC (Planned Development-Commercial Center-Regional Center) in line with the adjacent Dulles Landing property.

Construction of the first phase of Dulles Landing is underway, with big name retailers Walmart, Petsmart, Michaels, HomeGoods, TJ Maxx, Sleepy's, Dick's Sporting Goods, Famous Footwear, Ross for Less, and Five Below already signed on to the project. Grand opening of the center is scheduled for this spring, according to the website (www.dulleslanding.com).

The rezoning request and an associated zoning concept plan amendment to amend the proffers and plans approved with the 2007 Dulles Landing rezoning (ZMAP-2004-0016) will enable the applicant “to consolidate the two properties and to create an expanded Dulles Landing project for approximately 980,000 total square feet of PD-CC(RC) uses,” according to the pre-application conference request filed on behalf of the applicant

by senior land use planner Jeffrey Nein with the law firm Cooley LLP.

The Dulles Landing rezoning required an interparcel connection with the Hunter parcel and the design of the CDP approved with the rezoning “anticipates a development relationship between the two properties,” the statement notes.

In addition to bringing additional retail amenities to the Dulles corridor, “[t]he ‘re-planning’ of the undeveloped and expanded portion of Dulles Landing envisions the inclusion of community-friendly amenities such as a centrally-located amphitheater for gatherings and social events, and a large open area for use as a soccer field or as a space for other outdoor activities,” the document states.

Dulles Landing Gateway Sign; Source: www.dulleslanding.com



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Under the existing CLI zoning, the Hunter parcel could be developed by-right with over 212,000-square feet of floor area, according to the statement, adding that by combining it with Dulles Landing, the proposed total floor area currently allowed for the Dulles Landing and Hunter parcels will be reduced “and should, therefore, help reduce future traffic impacts.”

Wildwood Farms Age-Restricted Proposal Likely Headed for Defeat

Developers with proposals in the pipeline to up-zone property in the Transition Policy Area take note: yet another TPA rezoning – this time Pulte Home Corp.’s 177-clustered home age-55-and-above residential application –is almost certainly headed for denial by the board of supervisors in April.

If the supervisors take the anticipated action, Pulte’s Wildwood Farm Active Adult application (ZMAP-2013-0004) will be the third of three Transition Policy Area rezonings the board has turned down. Earlier this month, the supervisors voted to deny Stanley Martin’s McIntosh Assemblage residential rezoning, and last year, the Greens South at Willowsford rezoning met the same fate.

Instead of taking a piecemeal application-by-application approach to proposals to increase densities within the TPA, the next board should initiate a comprehensive look at Transition Policy Area policies, according to remarks by some of the supervisors at the March 11th public hearing.

While a review of the planning polices for the TPA didn’t make it onto this board’s strategic plan – which focused on transportation, business-friendly improvements to the zoning ordinance, and economic development – it should “absolutely” be on the next board’s agenda, said Ashburn Supervisor Ralph Buona, noting that the TPA policies are “quite outdated to what’s occurring in the county today.”

Land Use Committee By-Passed Again. Immediately following the close of the March public hearing on Wildwood Farms, the board defeated a motion by Catocin Supervisor Geary Higgins to refer the application to the Transportation and Land Use Committee (TLUC) for additional discussion.

Broad Run Supervisor Shawn Williams summed the position of the board’s majority with regard to the TLUC referral, saying “We can be polite and buy you some time [but] it’s not going to change the outcome of this application.”

“I’m not going to support the motion,” remarked Board Chairman Scott York (At Large). “For me, this is dead on arrival. This is 17 times the current planned density for this area.”

Similarly, Dulles Supervisor Matt Letourneau offered that “out of respect for the applicant” he would not support sending it to TLUC. “If I am not going to support the application...and there’s not an issue at TLUC that can be worked out, then I don’t know why I would vote to send it to TLUC.”

Although not willing to support the application, several supervisors complimented the applicant on the project’s design, but in the end, the location of the proposed community proved to be a major hurdle. Not only is the property located within the TPA and planned for only one unit per 10 acres, it is situated on the north side of Sycolin Road, south of the Dulles Greenway. Sycolin Road is currently an undivided two-lane roadway.

“Sycolin is inadequate already,” remarked Williams “It’s just in the wrong place and there is not the infrastructure to support it.”

Letourneau maintained that while the applicant’s proposed \$2 million commitment toward roadway improvements might seem like a lot of money, “it doesn’t fix anything for us... You can’t fix the issues traffic-wise with that amount of money.”

At the hearing, board members weren’t the only ones concerned about the impact on Sycolin Road and the number of homes planned at Wildwood Farms. About half the 18 speakers at the hearing requested that the board deny the application. “The traffic today on Sycolin Road can’t handle what it has,” remarked one. “We all know there are bottlenecks on Sycolin Road, particularly at the bridges,” another area resident said.

Testifying on behalf of the Piedmont Environmental Council, Ed Gorsky also urged denial of the rezoning, saying, “Stick with the Transition Policy Area plan and look at it in a comprehensive manner when you begin your update to the revised general plan in early 2016.”

After defeat of his motion to refer the application to TLUC, Supervisor Higgins moved to forward the application to the first business meeting in April, saying he had told the applicant about his concerns. “If we go with all these projects, there will be no transition area,” Higgins stated.

The application may not have backing from the majority of board members and the county staff, but it was not without supporters at the hearing.

Speaking on behalf of Pulte, attorney Andrew A. Painter (Walsh, Colucci, Lubeley & Walsh, PC) asserted, “This is a model transition policy area community. It will serve older generations of Loudoun residents who helped kick-start its modern economy; it will help solve issues on Sycolin Road; and it will preserve a tremendous natural resource.”

“At its essence, this is exactly the type of Transition Policy Area case that we would want to see and that’s why your planning commission recommended approval,” Painter observed.

Those speakers favoring approval of the project at the hearing remarked on the need for additional housing options for Loudoun’s aging population. “I am in support of this application because I think this is an opportunity to look toward the future and get ahead of what’s going to happen,” said one speaker, adding that baby boomers – with plenty of disposable income and plans to continue working – are looking for opportunities to remain in Loudoun. Another stated that “for us, this project can’t come soon enough.” Yet another said “there is a significant shortage of this kind of housing in the county [and] the demand is growing.”

A couple of board members responded to the point about housing opportunities for Loudoun’s aging population, including Supervisor Buona.

“There’s a lot of other age-restricted applications coming to this board. . . . Developers are smart. Applicants are smart. They know we’ve turned down a lot of projects because we can’t stress our schools any further. So how do you get the board to approve it? You do age-restricted so that we don’t stress the schools,” Buona said.

“We have a large number in the queue and coming to us for age-restricted development.”

Among the age-restricted proposals in the review pipeline are the Brambleton Active Adult application (ZMAP-2013-0002), which is seeking to add new unit types to the 1,500 single family attached and multi-family units approved at Brambleton, and the Waterside mixed-use rezoning (ZMAP-2012-0006) which proposes 395 active-adult multi-family units as part of community.

Briefly Noted...

It looks like the board of supervisors on April 1st will adopt a budget that not only fully-funds the school board’s request, but also lowers the real property tax rate by two cents. On a 6-to-3 straw vote at the board’s March 16th budget work session, the board agreed to a FY2016 tax rate of \$1.135; the FY2015 adopted rate is \$1.155.

“What we have done here is fund the entire school budget without raising taxes,” remarked Dulles Supervisor Matt Letourneau. “I think that is a pretty impressive accomplishment.” To help accomplish this, the board will use \$10.8 million in FY2015 general fund balance.

Blue Ridge Supervisor Janet Clarke at the budget meeting noted that the lower tax rate does not mean a tax reduction for everyone “because it is a favorable county to live in. A lot of people want to live here, and property values go up without the county board doing anything.”

Following the resignation of Broad Run Supervisor Shawn Williams as vice chairman of the board of supervisors due to some past personal issues that have become very public recently, the board at the March 18th meeting voted to elect Ashburn Supervisor Ralph Buona to fill the position. With his election as vice chairman, Buona resigned from his post as chair of the board’s Finance/Government Services and Operations and co-chair of the joint board/school board committees. Dulles District Supervisor Matt Letourneau will now serve as chair of FGSO as well as chair of the Economic Development Committee. Catocin Supervisor Geary Higgins will be co-chair of the joint school board/board of supervisors committee.

Loudoun’s Silver Line Metrorail stations have names! Now, with construction underway of the second phase of the extension of Metrorail down the Dulles corridor that will include two stations in Loudoun County, the station at Route 606 will be known as “Ashburn,” and the one at Route 772 will be “Loudoun Gateway.”

Ashburn Supervisor Ralph Buona was pleased that respondents to the survey conducted by the Washington Metropolitan Area Transit Authority had chosen “Ashburn” for the Route 772 station, saying, “I’m glad we picked Ashburn. It was a logical choice. And I think Loudoun Gateway has a lot of uniqueness to it,” he said.

“I think Loudoun Gateway is the best we can do for 606 and it’s a good name because it includes the name of our county on that Metro map, which I think is very important and it’s going to establish a sense of place,” said Dulles Supervisor Matt Letourneau.

Building Permits Issued February 2015 Residential

New Single Family Detached

Allied-Marbury LLC, 3925 Old Lee Highway, #51A, Fairfax, VA 22030-2426; for 1 \$150,000 SFD (2,754 sq. ft.) at 26618 Vanderview Place, Marbury, tax map 105/D/4////21/, PIN# 209-29-5819 (contractor: NVR Inc.);

Allied-Marbury LLC, 3925 Old Lee Highway, #51A, Fairfax, VA 22030-2426; for 1 \$150,000 SFD (4,653 sq. ft.) at 42159 Grisby Court, Marbury, tax map 105/D/3////3/, PIN# 209-38-7665;

Arcadia Communities Inc., P.O. Box 1800, Leesburg, VA 20177-1800; for 1 \$500,000 SFD (4,306 sq. ft.) at 41597 White Yarrow Court, The Grange at Willowsford, tax map /91/C/4////217/, PIN# 245-38-6200;

Arcadia Communities Inc., P.O. Box 1800, Leesburg, VA 20177-1800; for 1 \$500,000 SFD (3,861 sq. ft.) at 22999 Homestead Landing Court, Willowsford Grant, tax map /91/D/2////265/, PIN# 243-26-7921;

Bayshire LC, 1355 Beverly Road, #240, McLean, VA 22101-3649; for 1 \$250,000 SFD (3,188 sq. ft.) at 21219 Fairhunt Drive, Belmont Glen Village, tax map /78/F/7////114/, PIN# 196-40-6874 (contractor: Craftmark Homes);

Bayshire LC, 1355 Beverly Road, #240, McLean, VA 22101-3649; for 1 \$200,000 SFD (3,236 sq. ft.) at 21264 Glassmoyer Court, Belmont Glen Village, tax map /78/F/11////29/, PIN# 155-45-6187 (contractor: Brookfield Management);

Beazer Homes, 14901 Bogle Drive, #100, Chantilly, VA 20151-1736; for 1 \$350,000 SFD (3,896 sq. ft.) at 40541 Aldie Springs Drive, Rockbridge, tax map /99//44////84/, PIN# 287-45-2198;

Beazer Homes, 14901 Bogle Drive, #100, Chantilly, VA 20151-1736; for 1 \$350,000 SFD (3,511 sq. ft.) at 24549 Lavender Grove Drive, Grove at Willowsford, tax map 100/H/9////18/, PIN# 287-38-5033;

Beazer Homes, 14901 Bogle Drive, #100, Chantilly, VA 20151-1736; for 1 \$350,000 SFD (3,339 sq. ft.) at 42140 Bunker Woods Place, Brambleton Landbay 1, tax map /92/D/45//3300/, PIN# 200-48-4449;

Brambleton Group LLC, 42395 Ryan Road, #301, Ashburn, VA 20148-4867; for 1 \$250,000 SFD (2,662 sq. ft.) at 42530 Stratford Landing Drive, Brambleton Landbay 3, tax map /92/D/47//3534/, PIN# 160-16-3745;

Brambleton Group LLC, 42395 Ryan Road, #301, Ashburn, VA 20148-4867; for 1 \$250,000 SFD (3,369 sq. ft.) at 23620 Richland Grove Drive, Brambleton Landbay 3, tax map /92/D/47//3497/, PIN# 161-47-1833;

Brookfield Goose Creek Preserve, 3201 Jermantown Road, #150, Fairfax, VA 22030-2990; for 1 \$215,000 SFD (3,273 sq. ft.) at 42574 Glass Lane, Goose Creek Preserve, tax map /78/I/8//165/, PIN# 154-26-7916 (contractor: Brookfield Management);

Canby Development LC, 19415 Deerfield Avenue, #203, Leesburg, VA 20176-8471; for 1 \$175,000 SFD (4,689 sq. ft.) at 39548 Whispering Brook Place, Canby Subdivision, tax map /46//37////2/, PIN# 349-36-3746;

Carrington Builders at Wheatland, 19415 Deerfield Avenue, #203, Leesburg, VA 20176-8470; for 1 \$150,000 SFD (3,848 sq. ft.) at 39769 Charles Henry Place, Old Wheatland Estate, tax map /27/B/2////19/, PIN# 342-47-9327;

Catoctin Creek II LLC, 3877 Fairfax Ridge Road, #105N, Fairfax, VA 22030-7425; for 1 \$397,000 SFD (5,222 sq. ft.) at 15862 Waterford Creek Circle, Waterford Creek, tax map /27//32////6/, PIN# 378-19-2521 (contractor: Carrhomes);

Craig Mastapeter, 18 Aldridge Court, Sterling, VA 20165-5734; for 1 \$220,110 SFD (2,517 sq. ft.) at 15531 Whispering Knoll Court, Ashby Property, tax map /25//34////5/, PIN# 550-10-7450 (contractor: Hartley Homebuilding LLC);

Daniel Smith & Amy Smith Tees, P.O. Box 54, Lincoln, VA 20160-1327; for 1 \$500,000 SFD (3,981 sq. ft.) at 22834 Polecat Hill Road, tax map /87////////48/, PIN# 537-48-9511 (contractor: TD Rice Inc.);

Fairfax Investment LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (2,704 sq. ft.) at 22573 Hammersmith Place, Moorefield Station, tax map /92/C/23//174/, PIN# 121-36-6088 (contractor: Toll Brothers);

Goose Creek Estates LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030-2875; for 1 \$210,000 SFD (3,838 sq. ft.) at 20973 Ashburn Heights Drive, Goose Creek Preserve, tax map /78/I/8//176/, PIN# 154-26-8354 (contractor: Brookfield Management);

Goose Creek Estates LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030-2875; for 2 \$210,000 SFD (3,312 and 3,097 sq. ft.) at 42579 and 42583 Arbor Grove Lane, Goose Creek Preserve, tax map /78/I/8//173/ and /78/I/8//174/, PIN# 154-26-9436 and 154-27-9934 (contractor: Brookfield Management);

Goose Creek Estates LLC & US Homes, 3201 Jermantown Road, #150, Fairfax, VA 22030-2875; for 2 \$180,000 SFD (3,348 and 2,808 sq. ft.) at 21042 and 21046 Potomac Trail Circle, Goose Creek Preserve, tax map /78/I/6//378/ and /78/I/6//379/, PIN# 154-15-6372 and 154-25-6678;

Gregory Douglas & Anna Roney, 42494 Longacre Drive, Chantilly, VA 20152-6381; for 1 \$720,370 SFD (4,395 sq. ft.) at 22458 Creighton Farms Drive, Estates at Creighton,

tax map /90/11////3/, PIN# 321-49-9927 (contractor: Visnic Homes Inc.);

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,437 sq. ft.) at 41604 Bloomfield Path Street, The Grange at Willowsford, tax map /91/C/7///182/, PIN# 245-48-2979;

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,859 sq. ft.) at 41628 Bloomfield Path Street, The Grange at Willowsford, tax map /91/C/7///177/, PIN# 245-48-7281;

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-4177; for 1 \$350,000 SFD (3,477 sq. ft.) at 23717 Safflower Court, The Grange at Willowsford, tax map /91/C/7///191/, PIN# 245-38-6935;

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,667 sq. ft.) at 23711 Heather Mews Drive, The Grange at Willowsford, tax map /91/C/4///170/, PIN# 245-39-3771;

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,589 sq. ft.) at 41620 Bloomfield Path Street, The Grange at Willowsford, tax map /91/C/7///179/, PIN# 245-48-5580;

K Hovnanian Homes at Willowsford Grange, 4090A Lafayette Center Drive, Chantilly, VA 20151-4177; for 1 \$350,000 SFD (6,039 sq. ft.) at 41756 Ivy Glen Court, The Grange at Willowsford, tax map /91/C/5///255/, PIN# 245-30-5711;

K Hovnanian at Lake Ridge Estate, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,602 sq. ft.) at 19 Braeburn Court, Lake Ridge Estates, tax map /43/34///18/, PIN# 585-20-9518;

K Hovnanian at Lenah Woods LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,220 sq. ft.) at 24048 Lenah Ridge Place, Lenah Woods, tax map 100/Q/1///12/, PIN# 246-46-5972;

K Hovnanian at Lenah Woods LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (4,069 sq. ft.) at 24073 Lenah Ridge Place, Lenah Woods, tax map 100/Q/1///74/, PIN# 246-46-4320;

K Hovnanian at Lenah Woods LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (4,320 sq. ft.) at 24060 Lenah Ridge Place, Lenah Woods, tax map 100/Q/1///9/, PIN# 246-46-6246;

K Hovnanian at Reserves at Wheatlands, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$400,000 SFD (3,994 sq. ft.) at 15165 Grace Place, Reserve at Waterford, tax map /27/C/1///105/, PIN# 412-18-3098;

K Hovnanian at Reserves at Wheatlands, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,662 sq. ft.) at 15150 Grace Place, Reserve at Waterford, tax map /27/C/1///117/, PIN# 412-18-6822;

K Hovnanian at Village of Round Hill LLC, 4090A Lafayette Center Drive, Chantilly, VA 20151-1244; for 1 \$350,000 SFD (3,455 sq. ft.) at 17009 Charlesbourg Place, Round Hill Mountain V, tax map /34/50///59/, PIN# 583-27-7455;

Kirkpatrick Green LLC, 50 North Water Street, Norwalk, CT 06854; for 1 \$150,000 SFD (3,834 sq. ft.) at 25540 Emerson Oaks Drive, Kirkpatrick West, tax map 105/E5C///78/, PIN# 249-18-3051;

Kirkpatrick Green LLC, 50 North Water Street, Norwalk, CT 06854; for 1 \$150,000 SFD (3,182 sq. ft.) at 25568 Emerson Oaks Drive, Kirkpatrick West, tax map 105/E5C///81/, PIN# 249-18-2315 (contractor: NVR Inc.);

Kirkpatrick Green LLC, 50 North Water Street, Norwalk, CT 06854; for 1 \$150,000 SFD (2,930 sq. ft.) at 41514 Carriage Horse Drive, Kirkpatrick West, tax map 105/E5B///167/, PIN# 250-38-4152 (contractor: NVR Inc.);

Loudoun Valley Associates LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (3,641 sq. ft.) at 42888 Southview Manor Drive, Loudoun Valley Estate, tax map /92/C34///934/, PIN# 160-39-9829 (contractor: Toll Brothers);

MB Willowsford LLC, 1686 East Gude Drive, Rockville, MD 20850-3592; for 1 \$355,985 SFD (3,751 sq. ft.) at 40964 Blossom Glade Drive, Grove at Willowsford, tax map 100/H/6///14/, PIN# 287-18-8407 (contractor: Mitchell & Best);

Miller & Smith at Marbury LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 2 \$180,000 SFD (3,099 and 3,033 sq. ft.) at 26620 and 26629 Marbury Estates Drive, Marbury, tax map 105/D/1///52/ and 105/D/1///59/, PIN# 209-29-1873 and 209-28-9053;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (3,902 sq. ft.) at 26629 Vanderview Place, Marbury, tax map 105/D/4///34/, PIN# 209-29-6789;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (2,967 sq. ft.) at 42652 Lobelia Place, Dawsons Corner, tax map 106/G/6///160/, PIN# 168-17-3042;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (2,441 sq. ft.) at 26696 Gayfeather Drive, Dawsons Corner, tax map 106/G/4///189/, PIN# 168-26-2128;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (3,658 sq. ft.) at 23868 Heather Meadow Drive, Meadows 2, tax map 100/N/1///76/, PIN# 245-20-7907;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (3,023 sq. ft.) at 23872 Heather

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Meadow Drive, Meadows 2, tax map 100/N/1////77/, PIN# 245-20-8097;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (2,384 sq. ft.) at 25600 Emerson Oaks Drive, Kirkpatrick West, tax map 105/E/2////109/, PIN# 250-48-4563;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (2,913 sq. ft.) at 42168 Thorley Place, Marbury, tax map 105/D/1////73/, PIN# 209-38-9110;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 1 \$150,000 SFD (4,555 sq. ft.) at 42060 Mansfield Park Court, Marbury, tax map 105/D/2////19/, PIN# 209-47-5710;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (4,075 sq. ft.) at 41843 Juniper Hill Court, Seven Hills, tax map 105/B32////322/, PIN# 207-25-5678;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 2 \$150,000 SFD (3,175 sq. ft.) at 44203 and 42246 Highbank Place, Seven Hills, tax map 105/B36////613/ and 105/B36////626/, PIN# 208-38-9035 and 208-39-3912;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (4,055 sq. ft.) at 42632 Gold Thread Drive, Dawsons Corner, tax map 106/G/6////124/, PIN# 168-17-5805;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 2 \$150,000 SFD (2,840 and 2,559 sq. ft.) at 24980 and 24984 Givens Place, CD Smith, tax map 100/M/6////411/ and 100/M/6////412/, PIN# 248-39-0284 and 248-39-0589;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (2,432 sq. ft.) at 42235 Highbank Place, Seven Hills, tax map 105/B36////618/, PIN# 208-39-2424;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (4,572 sq. ft.) at 26855 Winter Wren Court, Dawsons Corner, tax map 106/G/3////87/, PIN# 169-47-8918;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,621 sq. ft.) at 42215 Winning Glory Drive, Seven Hills, tax map 105/B36////586/, PIN# 208-38-5757;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,181 sq. ft.) at 42247 Highbank Place, Seven Hills, tax map 105/B36////620/, PIN# 208-39-2412;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (4,058 sq. ft.) at 42548 Fawn Meadows Place, Dawsons Corner, tax map 106/G/3////104/, PIN# 169-47-9349;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD

(4,989 sq. ft.) at 26858 Winter Wren Court, Dawsons Corner, tax map 106/G/3////89/, PIN# 169-48-0100;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (2,106 sq. ft.) at 25027 Great Berkhamsted Drive, CD Smith, tax map 100/M/6////400/, PIN# 248-39-4781;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,158 sq. ft.) at 42210 Highbank Place, Seven Hills, tax map 105/B36////609/, PIN# 208-39-0449;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,493 sq. ft.) at 42175 Warwick Farm Place, Seven Hills, tax map 105/B36////575/, PIN# 208-38-4345;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (1,858 sq. ft.) at 41728 McCandless Court, CD Smith, tax map 100/L/3////159/, PIN# 248-30-3837;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,493 sq. ft.) at 42175 Warwick Farm Place, Seven Hills, tax map 105/B36////575/, PIN# 208-38-4345;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (2,378 sq. ft.) at 41712 McCandless Court, CD Smith, tax map 100/L/3////163/, PIN# 248-30-1243;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (2,465 sq. ft.) at 42166 Winning Glory Drive, Seven Hills, tax map 105/B30////593/, PIN# 208-48-6918;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 1 \$150,000 SFD (3,262 sq. ft.) at 41594 Bassett Place, CD Smith, tax map 100/M/6////422/, PIN# 248-29-0643;

One Loudoun Holdings LLC, 8401 Greensboro Drive, #450, McLean, VA 22102-5113; for 1 \$180,000 SFD (3,011 sq. ft.) at 20434 Codman Drive, One Loudoun, tax map /63//11C3///5/, PIN# 058-48-5037 (contractor: Miller and Smith Homes);

One Loudoun Home Building LLC, 8401 Greensboro Drive, #450, McLean, VA 22102-5113; for 2 \$180,000 SFD (2,883 and 2,641 sq. ft.) at 44509 and 44522 Yarmouth Drive, One Loudoun, tax map /63//11C1///6/ and /63//11C2///9/, PIN# 058-48-1544 and 058-48-1425 (contractor: Miller and Smith);

Piedmont South LLC, 204 Wirt Street, SW, #101, Leesburg, VA 20175-2921; for 1 \$250,000 SFD (3,514 sq. ft.) at 14896 Wrights Lane, Megeath Family Subdivision, tax map /27//31/////2/, PIN# 376-49-5474;

Pulte Home Corp., 10600 Arrowhead Drive, #325, Fairfax, VA 22030-5314; for 1 \$300,000 SFD (3,654 sq. ft.) at 41165 Darkmoor Court, Grove at Willowsford, tax map 100/H10////54/, PIN# 287-30-4410;

Round Hill Investors LLC, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852-4284; for 1 \$250,000 SFD (2,964 sq. ft.) at 17715 Cleveland Park Drive, Round Hill Lake Point, tax map /34/E/3///132/, PIN# 556-37-0757 (contractor: Oak Hill Properties);

SM Selma Estates LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190-5373; for 1 \$160,000 SFD (3,989 sq. ft.) at 41922 Beningbrough Place, Historic Selma Estate, tax map /29/A/9///219/, PIN# 181-16-9526;

SM Selma Estates LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190-5373; for 2 \$160,000 SFD (3,680 and 3,469 sq. ft.) at 41906 and 41944 Beningbrough Place, Historic Selma Estate, tax map /29/A/9///223/ and /29/A/9//C137/, PIN# 181-16-4647 and 181-17-6105;

SM Selma Estates LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190-5373; for 1 \$160,000 SFD (5,742 sq. ft.) at 41681 Wakehurst Place, Historic Selma Estate, tax map /29/A/8///48/, PIN# 224-29-7585;

Toll VA VILP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (3,987 sq. ft.) at 41540 Deer Point Court, Lenah Mill Landbay 1, tax map 100/K/1///23/, PIN# 246-18-8244 (contractor: Toll Brothers);

Toll VA VILP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (4,003 sq. ft.) at 41541 Deer Point Court, Lenah Mill Landbay 1, tax map 100/K/1///3/, PIN# 246-18-5666;

Toll VA VILP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (2,690 sq. ft.) at 24177 Audubon Trail Drive, Lenah Mill Landbay 1, tax map 100/K/4///132/, PIN# 246-35-9882;

Toll VA VILP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147-7601; for 1 \$250,000 SFD (3,821 sq. ft.) at 41525 Deer Point Court, Lenah Mill Landbay 1, tax map 100/K/1///26/, PIN# 246-18-8714;

V.Holdings Inc., 18465 Yellow Schoolhouse Road, Round Hill, VA 20141-2136; for 1 \$435,000 SFD (3,410 sq. ft.) at 18509 Yellow Schoolhouse Road, Lodge Land Farms, tax map /42///6///7B/, PIN# 612-46-6419 (contractor: Cedar Shakes & Shingles);

Van Metre Homes at Belmont Glen, 9900 Main Street, #500, Fairfax, VA 20131-3907; for 1 \$250,000 SFD (3,209 sq. ft.) at 21214 Fairhunt Drive, Belmont Glen Village, tax map /78/F/7///103/, PIN# 196-40-8469;

Van Metre Homes at Belmont Glen, 9900 Main Street, #500, Fairfax, VA 20131-3907; for 1 \$250,000 SFD (3,257 sq. ft.) at 42324 Guildhall Drive, Belmont Glen Village, tax map /78/F/6///141/, PIN# 196-40-1395;

Van Metre Homes at Belmont Glen, 9900 Main Street, #500, Fairfax, VA 20131-3907; for 1 \$250,000 SFD (3,511 sq. ft.) at 21132 Walkley Hill Place, Belmont Glen Village, tax map /78/F/7///57/, PIN# 195-10-8031;

Van Metre Homes at Belmont Glen, 9900 Main Street, #500, Fairfax, VA 20131-3907; for 1 \$250,000 SFD (3,257

sq. ft.) at 42290 Guildhall Drive, Belmont Glen Village, tax map /78/F/6///148/, PIN# 196-40-3820;

Van Metre Homes at Brambleton, 9900 Main Street, #500, Fairfax, VA 22031; for 1 \$250,000 SFD (3,749 sq. ft.) at 23382 Tradewind Drive, Brambleton Brandt, tax map /92//14//3026/, PIN# 201-28-5037;

Van Metre Homes at Brambleton, 9900 Main Street, #500, Fairfax, VA 22031-5067; for 1 \$250,000 SFD (3,922 sq. ft.) at 42180 Gentle Falls Drive, Brambleton Brandt, tax map /92//14//3017/, PIN# 201-28-9855;

Van Metre Homes at Brambleton II, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 1 \$250,000 SFD (3,175 sq. ft.) at 42574 Stratford Landing Drive, Brambleton Landbay 3, tax map /92/D47//3545/, PIN# 160-16-9518;

Van Metre Homes at Stone Ridge V, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 1 \$250,000 SFD (3,469 sq. ft.) at 41693 Dillinger Mill Place, Marrwood at Stone Ridge, tax map 100/G/4///56/, PIN# 247-30-1063;

Van Metre Homes at Stone Ridge V, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 1 \$250,000 SFD (3,828 sq. ft.) at 41689 Dillinger Mill Place, Marrwood at Stone Ridge, tax map 100/G/4///55/, PIN# 247-30-0261;

Van Metre Homes at Stone Ridge V, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 2 \$250,000 SFD (3,757 and 3,319 sq. ft.) at 24634 and 24635 Mississippi Court, Stone Ridge Land Bay 1, tax map 100//28///38/ and 100//28///39/, PIN# 247-28-9332 and 247-28-8233;

Van Metre Homes at Stone Ridge V, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 1 \$250,000 SFD (3,209 sq. ft.) at 24638 Salmon River Place, Stone Ridge Land Bay 1, tax map 100//28///14/, PIN# 247-29-1931;

Warren & Marann Bonorchis, 46914 Antioch Place, Sterling, VA 20164-8649; for 1 \$200,000 SFD (4,265 sq. ft.) at 41290 Canongate Drive, Ketocktin Farm Estate, tax map /38//27///3/, PIN# 309-38-8652 (contractor: Stanley Martin Custom Homes);

Willowsford Grange LLC, 44095 Pipeline Plaza, #140, Ashburn, VA 20147-7515; for 1 \$350,000 SFD (4,648 sq. ft.) at 23476 Chervil Lane, The Grange at Willowsford, tax map /91/C/1///1/, PIN# 201-26-5991 (contractor: K Hovnanian);

Willowsford Grant LLC, 44095 Pipeline Plaza, #140, Ashburn, VA 20147-7515; for 1 \$350,000 SFD (4,722 sq. ft.) at 23019 Lavender Valley Court, Grant at Willowsford, tax map /91/C/9///6/, PIN# 283-29-4295 (contractor: K Hovnanian);

Winchester Homes Inc., 6905 Rockledge Drive, #800, Bethesda, MD 20817-1873; for 1 \$200,000 SFD (3,539 sq. ft.) at 23593 Richland Grove Drive, Brambleton Landbay 3, tax map /92/D47//3523/, PIN# 161-47-1875;

Woodlands Neighborhoods LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD (4,848 sq. ft.) at 23131 Steger Place, Estates at Creighton, tax map

/90/15///133/, PIN# 283-15-0454 (contractor: Stanley Martin).

New Single Family Attached

Brambleton Group LLC, 42395 Ryan Road, #301, Ashburn, VA 20148-4867; for 7 \$150,000 TH (3@3,066, 2@3,707, 1@3,118, and 1@3,091 sq. ft.) at 23470, 23472, 23474, 23476, 23478, 23480, and 23482 Epperson Square, Brambleton Land Bay 3, tax map /92/D49//4027/, /92/D49//4028/, /92/D49//4029/, /92/D49//4030/, /92/D49//4031/, /92/D49//4032/, and /92/D49//4033/, PIN# 201-20-0279, 201-20-0282, 201-20-0284, 201-20-0187, 201-20-0189, 201-20-0192, and 201-20-0195 (contractor: Miller and Smith Homes);

Goose Creek Estates LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030-2875; for 6 \$160,000 duplex (4@2,910 and 2@3,423 sq. ft.) at 20944, 20946, 20950, 20952, 20956, and 20958 Ashburn Heights Drive, Goose Creek Preserve, tax map /78/I/8///150/, /78/I/8///151/, /78/I/8///152/, /78/I/8///153/, /78/I/8///154/, and /78/I/8///155/, PIN# 154-26-5540, 154-26-5335, 154-26-5745, 154-26-5949, 154-26-6254 and 154-26-6558 (contractor: US Homes);

Loudoun Reserve LC, 12500 Fair Lakes Circle, #400, Fairfax, VA 22033-3804; for 8 \$98,000 TH (3@2,320, 2@2,345, 2@1,960, and 1@1,988 sq. ft.) at 22845, 22847, 22849, 22851, 22853, 22855, 22857, and 22859 Lacey Oak Terrace, Townes at Autumn Oak, tax map /95/C/4///132/, /95/C/4///133/, /95/C/4///134/, /95/C/4///135/, /95/C/4///136/, /95/C/4///137/, /95/C/4///138/, and /95/C/4///139/, PIN# 034-40-4534, 034-40-4432, 034-40-4331, 034-40-4229, 034-40-4127, 034-40-4026, 034-40-3824, and 034-40-3722 (contractor: NVR Inc.);

M/I Homes of DC LLC, 21355 Ridgetop Circle, #220, Sterling, VA 20166-8503; for 6 \$175,000 TH (3@2,000, 1@2,014, 1@1,972, and 1@1,668 sq. ft.) at 25578, 25580, 25582, 25584, 25586, and 25588 Feltre Terrace, East Gate One, tax map 107/C/1///46/, 107/C/1///47/, 107/C/1///48/, 107/C/1///49/, 107/C/1///50/, and 107/C/1///51/, PIN# 097-28-2485, 097-28-2487, 097-28-2589, 097-28-2591, 097-28-2693, and 097-28-2695;

M/I Homes of DC LLC, 21355 Ridgetop Circle, #220, Sterling, VA 20166-8503; for 4 \$175,000 TH (1@3,075, 1@2,905, 1@2,884, and 1@2,763 sq. ft.) at 43330, 43332, 43334, and 43336 Semolina Terrace, Cardine/Torris, tax map 101/L/1///18/, 101/L/1///19/, 101/L/1///20/, and 101/L/1///21/, PIN# 128-38-2971, 128-38-3172, 128-38-3472, and 128-38-3772;

NVR Inc., 3701 Pender Drive, #300, Fairfax, VA 22030-7471; for 8 \$98,000 TH (5@2,320, 2@1,907, and 1@2,331 sq. ft.) at 25038, 25040, 25042, 25044, 25046, 25048, 25050, and 25052 McCulley Terrace, CD Smith, tax map 100/M/7///322/, 100/M/7///323/, 100/M/7///324/,

100/M/7///325/, 100/M/7///326/, 100/M/7///327/, 100/M/7///328/, and 100/M/7///329/, PIN# 248-20-1633, 248-20-1630, 248-20-1528, 248-20-1526, 248-20-1524, 248-20-1422, 248-20-1420, and 248-20-1418;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 6 \$98,000 TH (4@2,332 and 2@1,872 sq. ft.) at 41880, 41882, 41884, 41886, 41888, and 41890 Country Inn Terrace, Seven Hills, tax map 105/B35///270/, 105/B35///271/, 105/B35///272/, 105/B35///273/, 105/B35///274/, and 105/B35///275/, PIN# 207-25-7766, 207-25-7967, 207-25-8168, 207-25-8369, 207-25-8569, and 207-25-8870;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 6 \$98,000 TH (2,096 sq. ft.) at 24848, 24850, 24852, 24854, 24856, and 24858 Slayton Square, CD Smith, tax map 100/M/2///91/, 100/M/2///92/, 100/M/2///93/, 100/M/2///94/, 100/M/2///95/, and 100/M/2///96/, PIN# 248-40-5816, 248-40-5713, 248-40-5611, 248-40-5608, 248-40-5505, and 248-40-5402;

NVR MS Cavalier Loudoun LLC, 11700 Plaza America Drive, #310, Reston, VA 20190-4752; for 7 \$98,000 TH (3,226 sq. ft.) at 26067, 26069, 26071, 26073, 26075, 26077, and 26079 Little Rocky Terrace, Seven Hills, tax map 105/B30///653/, 105/B30///654/, 105/B30///655/, 105/B30///656/, 105/B30///657/, 105/B30///658/, and 105/B30///659/, PIN# 208-49-2199, 208-49-2196, 208-49-2294, 208-49-2292, 208-49-2389, 208-49-2487, and 208-49-2484;

Toll VA LP, 19775 Executive Plaza, #250, Ashburn, VA 20147-7601; for 5 \$150,000 TH (2,180 sq. ft.) at 23347, 23349, 23351, 23353, and 23355 Willisville Woods Square, Loudoun Valley Estate, tax map /92/C41//4154/, /92/C41//4155/, /92/C41//4156/, /92/C41//4157/, and /92/C41//4158/, PIN# 160-30-9714, 160-30-9816, 160-30-9818, 160-30-9820, and 123-35-9923;

Van Metre Homes at Brambleton II, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 1 \$150,000 TH (3,170 sq. ft.) at 23496 Hillgate Terrace, Brambleton Land Bay 3, tax map /92/D49//4198/, PIN# 201-19-7571;

Van Metre Homes at Brambleton II, 9900 Main Street, #500, Fairfax, VA 22031-3907; for 6 \$250,000 TH (4@3,143 and 2@3,170 sq. ft.) at 23489, 23491, 23493, 23495, 23497, and 23499 Epperson Square, Brambleton Land Bay 3, tax map /92/D49//4159/, /92/D49//4160/, /92/D49//4161/, /92/D49//4162/, /92/D49//4163/, and /92/D49//4164/, PIN# 201-19-8970, 201-19-8967, 201-19-8964, 201-19-9062, 201-19-9060, and 201-19-9057.

New Condominiums

Goose Creek Estates LLC & US Homes, 3201 Jermantown Road, #150, Fairfax, VA 22030-2875; for 8 \$75,000 resid. condo (3@2,303, 2@2,074, 2@1,863, and

1@1,888 sq. ft.) at 42567, 42569, 42571, 42573, 42575, 42577, 42579, and 42581 Sunset Ridge Square, Preserve at Goose Creek, tax map /78/I/5/////H/, PIN# 154-16-8131 (contractor: US Homes);

Pulte Home Corporation, 10600 Arrowhead Drive, #325, Fairfax, VA 22030-7306; for 25 \$75,000 resid. condo (8@1,367, 6@1,670, 6@1,518, 3@1,655, and 2@840 sq. ft.), building 9 at 20655 Hope Spring Terrace, Potomac Green Condo, tax map /62/P/1/////B/, PIN# 058-28-9339.

Residential Totals

New Single Family Detached: 104

New Single Family Attached: 70

New Condominiums: 33

Commercial

44670 Cape Court LLC, 4151 Lafayette Center Drive, #600, Chantilly, VA 20151-1230; for 1 \$210,000 (15,779 sq. ft.), tenant fit up at 44670 Cape Court, #100 and #110, Loudoun Parkway, tax map /80/E/1P2//B1/, PIN# 060-19-8590;

Belmont Chase LLC, 1919 Gallows Road, #1000, Vienna, VA 22182-4038; for 1 \$225,000 (2,590 sq. ft.), tenant fit up with patio seating at 19825 Belmont Chase Drive, #100, Belmont Landbay 7, tax map /62/M10//LBOO, PIN# 083-17-2087 (contractor: Battino Contracting);

Buckeye N LLLP, 125 South Carroll Street, #150, Frederick, MD 21701-3616; for 1 \$31,000 (1,717 sq. ft.), tenant fit up at 19490 Sandridge Way, #170, Riverside Office Park, tax map /62//64CM//CS/, PIN# 082-27-0796;

CLS Phase 1 LC, 1886 Metro Center Drive, 4th Floor, Reston, VA 20190-5288; for 1 \$89,905 (2,662 sq. ft.), tenant fit up at 43810 Central Station Drive, #160, Loudoun Station, tax map /79/P/1/////1/, PIN# 088-16-7575 (contractor: Lincoln Construction);

Catholic Diocese of Arlington, 200 North Glebe Road, Arlington, VA 22203-3728; for 1 \$200,000 (3,495 sq. ft.), addition to church at 101 Oakcrest Manor Drive, NE, tax map /48/A//21//21/, PIN# 230-19-7452;

Catholic Diocese of Arlington, 200 North Glebe Road, Arlington, VA 22203-3728; for 1 \$200,000 (13,906 sq. ft.), interior alteration at 101 Oakcrest Manor Drive, NE, tax map /48/A//21//21/, PIN# 230-19-7452;

Chelsea GCA Realty, P.O. Box 6120, Indianapolis, IN 46206-6120; for 1 \$300,000 (15,065 sq. ft.), existing tenant alteration at 241 Fort Evans Road, NE, #510, Chelsea Division, tax map /49//27/////5/, PIN# 189-49-6489 (contractor: Rectenwald Brothers Construction);

DBT-Data Ashburn Holding I LLC, 400 7th Street, SE, Washington, DC 20003-2707; for 1 \$27,000,000 (123,200 sq.

ft.), data center at 44610 Guilford Drive, Merritt-Beaumeade, tax map /80//35/////B4/, PIN# 060-38-6530;

DBT-Data Ashburn Holding I LLC, 400 7th Street, SE, Washington, DC 20003-2707; for 1 \$1,900,000 (11,550 sq. ft.), addition at 44610 Guilford Drive, Merritt-Beaumeade, tax map /80//35/////B4/, PIN# 060-38-6530;

Dulles Town Center Mall LLC, 2000 Tower Oaks Boulevard, 8th Floor, Rockville, MD 20852-4284; for 1 \$200,000, interior renovation/adding bar at 21100 Dulles Town Circle, #203, Dulles Town Center Mall, tax map /80/////97/, PIN# 029-25-1669;

EVG Land LLC, 13811 Foggy Hills Court, Clifton, VA 20124-2409; for 1 \$35,000 (460 sq. ft.), tenant fit up/concession stand at 19623 Evergreen Mills Road, Rust Division, tax map /60//2/////1/, PIN# 234-25-3873;

FP Sterling Park Land LLC, 7600 Wisconsin Avenue, #1100, Bethesda, MD 20814-3661; for 1 \$850,000 (170,803 sq. ft.), shell building with core & elevators at 22330 Glenn Drive, Sterling Park Business, tax map /94//24/////8/, PIN# 032-16-0531 (contractor: James G. Davis Construction);

Goose Creek Retail LLC, 888 17th Street, NW, #620, Washington, DC 20006-3325; for 1 \$60,000 (2,200 sq. ft.), tenant fit up at 42841 Creek View Plaza, #100, McKelville Subdivision, tax map /78//86/////D/, PIN# 153-18-6338;

Goose Creek Retail LLC, 888 17th Street, NW, #620, Washington, DC 20006-3325; for 1 \$45,500 (2,665 sq. ft.), tenant fit up at 42841 Creek View Plaza, #120, McKelville Subdivision, tax map /78//86/////D/, PIN# 153-18-6338;

Green Energy Partners, 4100 Spring Valley Road, #1001, Dallas, TX 75244-3646; for 1 \$3,122,000 (64,000 sq. ft.), new set of utility pads only (6) at 20260 Energy Park Drive, tax map /61/////12/, PIN# 193-39-3665 (contractor: Bechtel Power Corp.);

HSRE-Capmed Ashburn II LLC, 71 South Wacker Drive, #3575, Chicago, IL 60606-4610; for 1 \$193,879 (4,132 sq. ft.), tenant fit up at 20925 Professional Plaza, #100, Ashburn Farm, tax map /79/G/7/////2/, PIN# 117-37-7968;

Loudoun County Board, P.O. Box 7000, MSC 01, Leesburg, VA 20177; for 1 \$4,000,000 (8,775 sq. ft.), sheriff's station at 47 Loudoun Street, West, tax map /34/////21/, PIN# 584-17-9082;

Loudoun County Board, P.O. Box 7000, MSC 01, Leesburg, VA 20177; for 1 \$265,000 (1,850 sq. ft.), interior alteration - 1st Floor at 1 Harrison Street, SE, tax map /48/A//30//5/, PIN# 231-38-9137 (contractor: Hitt Contracting Inc.);

Loudoun Healthcare Inc., 44045 Riverside Parkway, Leesburg, VA 20176; for 1 \$863,000 (17,110 sq. ft.), surgical expansion at 44045 Riverside Parkway, Lansdowne, tax map /62//2/////2/, PIN# 082-19-1967;

Loudoun LLC, 2560 Lord Baltimore Drive, Baltimore, MD 21244-2666; for 1 \$76,254 (5,040 sq. ft.), tenant fit up at

44200 Waxpool Road, #102-#107, Ashburn Technology Park, tax map /79//90////B/, PIN# 088-30-5331;

National Rural Utilities Cooperative Finance Corporation, 20701 Cooperative Way, Sterling, VA 20166-6691; for 1 \$50,000, existing tenant alteration at 20701 Cooperative Way, DTC Partners Division, tax map /80//36////1/, PIN# 028-15-4517;

Pebble Run Auto LLC, 11710 Old Georgetown Road, #111, Rockville, MD 20852-2682; for 1 \$75,000 (5,928 sq. ft.), new shell building at 23745 Pebble Run Place, Dulles Trade Center 2, tax map /92//7////15/, PIN# 124-39-0247;

RRT Properties LLC, 23700 Overland Drive, Sterling, VA 20166-2185; for 1 \$59,659 (1,949 sq. ft.), tenant fit up at 23700 Overland Drive, #110, Dulles Trade Center 2, tax map /92//7////10/, PIN# 124-38-8998 (contractor: DTS Builders Inc.);

Roopleena Holdings LLC, 4121 Meadow Hill Lane, Fairfax, VA 22033-3113; for 1 \$60,000 (3,000 sq. ft.), existing tenant alteration at 21760 Beaumeade Circle, #120, Meadowbrook Center, tax map /80//30B2/120/, PIN# 061-49-5387;

South Riding Market Square LLC, 250 Gibraltar Road, 3rd Floor, Horsham, PA 19044-2323; for 1 \$40,500 (2,394 sq. ft.), tenant fit up at 25055 Riding Plaza, #200, South Riding, tax map 106/B52P9///2A, PIN# 164-29-1430 (contractor: Optimum Construction);

Stohman Sterling Realty LLC, 8433 Leesburg Pike, Vienna, VA 22182-2495; for 1 \$2,750,000 (29,254 sq. ft.), new auto dealership at 21736 Auto World Circle, Dulles 28 Centre, tax map /80//18////5/, PIN# 043-47-6605 (contractor: LF Jennings Inc.).

Real Estate Transactions of Interest March 9 through 18, 2015

Commercial/Land

LBCMT 2007-C3 Sterling Retail, LLC, to PL Dulles, LLC, 1954 Greenspring Drive, Suite 330, Timonium, MD 21093; sale on 03/12/15 of Lot PB, Dulles Town Crossing, 1.28 acres, improved, retail center, zoned PDCCRC, at 45450 Dulles Crossing Plaza, Sterling, VA 20166, Sterling District, 9,000 gross floor area 1 story retail store (Men's Warehouse), built 2002, assessed in 2015 for \$2,115,000: land, \$1,309,400, building, \$805,600, tax map /80//22////PB/, PIN# 030-36-0392-000; \$4,830,000 (Instrument# 201503120014608).

Residential/Lots

Allied-Marbury, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 5, Section 1B, Phase 1, Marbury, 0.50 acres, vacant, SFD, zoned TR3LF,

at 42158 Grisby Court, Chantilly, VA 20152, Blue Ridge District, land assessed in 2015 for \$232,500, tax map 105/D/3////5/, PIN# 209-48-7288-000; \$281,190 (Instrument# 201503090013657).

Kirkpatrick Green, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 167, Section 5B, Kirkpatrick West, 0.21 acres, vacant, SFD, zoned PDH3, at 41514 Carriage Horse Drive, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$193,800, tax map 105/E5B///167/, PIN# 250-38-4152-000; \$248,000 (Instrument# 201503090013658).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 545, Section 6A, Seven Hills, 0.33 acres, vacant, SFD, zoned PDH3, at 26086 Blackberry Knoll Court, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$197,400, tax map 105/B37///545/, PIN# 208-47-0397-000; \$251,616 (Instrument# 201503090013654).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 170, Section 3B, C.D. Smith Property, 0.16 acres, vacant, SFD, zoned PDH4, at 25075 Chafee Circle, Aldie, VA 20105, Dulles District, land assessed in 2015 for \$180,300, tax map 100/L/3///170/, PIN# 248-30-2602-000; \$183,428 (Instrument# 201503090013469).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 87, Section 2, Dawsons Corner, 0.29 acres, vacant, SFD, zoned PDH3, at 26855 Winter Wren Court, Chantilly, VA 20152, Dulles District, land assessed in 2015 for \$226,200, tax map 106/G/3////87/, PIN# 169-47-8918-000; \$275,506 (Instrument# 201503090013653).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 397, Section 7, C.D. Smith Property, 0.18 acres, vacant, SFD, zoned PDH4, at 41629 Mattingly Drive, Aldie, VA 20105, Dulles District, land assessed in 2015 for \$180,900, tax map 100/M/6///397/, PIN# 248-39-2583-000; \$171,964 (Instrument# 201503090013620).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 196, Section 3, Dawsons Corner, 0.34 acres, vacant, SFD, zoned PDH3, at 26642 Foxwarren Way, Chantilly, VA 20152, Dulles District, land assessed in 2015 for \$227,700, tax map 106/G/4///196/, PIN# 168-25-8633-000; \$275,506 (Instrument# 201503090013470).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 600, Section 5B, Seven Hills, 0.14 acres, vacant, SFD, zoned PDH3, at 42198 Winning Glory Drive, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$191,700, Lot 613, Section 5B, Seven Hills, 0.16 acres, vacant, SFD, zoned PDH3, at 42203 Highbank Place, Aldie,

VA 20105, Blue Ridge District, land assessed in 2015 for \$192,300, tax map 105/B36///613/ 105/B36///600/, PIN# 208-38-7876-000, 208-38-9035-000; \$442,520 (Instrument# 201503090013492).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/09/15 of Lot 575, Section 5B, Seven Hills, 0.20 acres, vacant, SFD, zoned PDH3, at 42175 Warwick Farm Place, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$193,500, tax map 105/B36///575/, PIN# 208-38-4345-000; \$235,017 (Instrument# 201503090013491).

Allied-Marbury, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 36, Section 5, Phase 3, Marbury, 0.29 acres, vacant, SFD, zoned PDH3, at 26621 Vanderview Place, Chantilly, VA 20152, Blue Ridge District, land assessed in 2015 for \$226,200, tax map 105/D/4///36/, PIN# 209-29-5101-000; \$260,590 (Instrument# 201503160015234).

Allied-Marbury, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 17, Section 1A, Phase 1, Marbury, 0.48 acres, vacant, SFD, zoned PDH3, at 42068 Mansfield Park Court, Chantilly, VA 20152, Blue Ridge District, land assessed in 2015 for \$231,900, tax map 105/D/2///17/, PIN# 209-47-7794-000; \$281,190 (Instrument# 201503160015283).

Bayshire, L.C., to Brookfield Belmont, LLC, 3201 Germantown Road #150, Fairfax, VA 22030; sale on 03/16/15 of Lot 31, Phase 3, Belmont Glen Village, 0.16 acres, vacant, SFD, zoned PDH3, at 21256 Glassmoyer Court, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$199,100, Lot 32, Phase 3, Belmont Glen Village, 0.16 acres, vacant, SFD, zoned PDH3, at 21252 Glassmoyer Court, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$199,100, tax map /78/F11///32/ /78/F11///31/, PIN# 155-45-6697-000, 155-45-6902-000; \$471,740 (Instrument# 201503160015195).

Goose Creek Estates, LLC, to Brookfield Goose Creek Preserve, LLC, 3201 Germantown Road, #150, Fairfax, VA 22030; sale on 03/16/15 of Lot 383, Section 4, Goose Creek Preserve, 0.17 acres, improved, SFD, zoned PDH4, at 21062 Potomac Trail Circle, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$189,200, Lot 170, Section 5, Goose Creek Preserve, 0.16 acres, vacant, SFD, zoned PDH4, at 42567 Arbor Grove Lane, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$189,100, Lot 177, Section 5, Goose Creek Preserve, 0.19 acres, vacant, SFD, zoned PDH4, at 20977 Ashburn Heights Drive, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$189,400, Lot 176, Section 5, Goose Creek Preserve, 0.17 acres, vacant, SFD, zoned PDH4, at 20973 Ashburn Heights Drive, Ashburn, VA 20148, Blue Ridge District, land assessed in 2015 for \$189,200, tax map /78/I/8///177/ /78/I/6///383/ /78/I/8///170/ /78/I/8///176/, PIN# 154-25-7899-

000, 154-26-7843-000, 154-26-8953-000, 154-26-3854-000; \$1,006,768 (Instrument# 201503160015178).

Kirkpatrick Green, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 150, Section 5B, Kirkpatrick West, 0.21 acres, vacant, SFD, zoned PDH3, at 41495 Carriage Horse Drive, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$193,800, tax map 105/E5B///150/, PIN# 250-38-1443-000; \$248,000 (Instrument# 201503160015183).

Kirkpatrick Green, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 204, Section 4, Kirkpatrick West, 0.06 acres, vacant, TH, zoned PDH3, at 25697 Bishop Grove Terrace, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$128,500, Lot 205, Section 4, Kirkpatrick West, 0.05 acres, vacant, TH, zoned PDH3, at 25695 Bishop Grove Terrace, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$125,000, Lot 206, Section 4, Kirkpatrick West, 0.05 acres, vacant, TH, zoned PDH3, at 25693 Bishop Grove Terrace, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$125,000, Lot 207, Section 4, Kirkpatrick West, 0.06 acres, vacant, TH, zoned PDH3, at 25691 Bishop Grove Terrace, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$128,500, tax map 105/E/3///204/ 105/E/3///205/ 105/E/3///206/ 105/E/3///207/, PIN# 250-48-0889-000, 250-48-0792-000, 250-48-0694-000, 250-48-0497-000; \$672,000 (Instrument# 201503160015202).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 197, Section 1, Block C, Seven Hills, 0.18 acres, vacant, SFD, zoned PDH3, at 25697 Success Drive, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$192,900, tax map 105/B28///197/, PIN# 250-30-6672-000; \$223,553 (Instrument# 201503160015219).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 3, Section 1, Block 1, Phase 2, C.D. Smith Property, vacant, SFD, zoned PDH4, at McDivitt Terrace, Aldie, VA 20105, Dulles District, assessment n/a, tax map 100/M/2///3/, PIN# 248-40-5408-000; \$200,624 (Instrument# 201503160015204).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 341, Section 7, Block A, Seven Hills, 0.25 acres, vacant, SFD, zoned PDH3, at 25912 Royston Pass Circle, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$195,000, tax map 105/B38///341/, PIN# 207-15-7150-000; \$240,749 (Instrument# 201503160015218).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 448, Section 7, C.D. Smith Property, 0.16 acres, vacant, SFD, zoned PDH4, at 41591 Bassett Place, Aldie, VA 20105, Dulles District, land assessed in 2015 for \$180,300, tax map

100/M/6///448, PIN# 248-28-9629-000; \$200,624 (Instrument# 201503160015203).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/16/15 of Lot 544, Section 6A, Seven Hills, 0.31 acres, vacant, SFD, zoned PDH3, at 26090 Blackberry Knoll Court, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$196,800, Lot 549, Section 6A, Seven Hills, 0.23 acres, vacant, SFD, zoned PDH3, at 26066 Blackberry Knoll Court, Aldie, VA 20105, Blue Ridge District, land assessed in 2015 for \$194,400, tax map 105/B37///549/ 105/B37///544/, PIN# 208-47-0108-000, 208-47-3792-000; \$503,232 (Instrument# 201503160015295).

NVR MS Cavalier Loudoun, LLC, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 03/17/15 of Lot 412, Section 7, C.D. Smith Property, 0.17 acres, vacant, SFD, zoned PDH4, at 24980 Givens Place, Chantilly, VA 20152, Dulles District, land assessed in 2015 for \$180,600, tax map 100/M/6///412/, PIN# 248-39-0589-000; \$171,964 (Instrument# 201503170015625).

One Loudoun Holdings, LLC, to One Loudoun Home Building LLC, 8401 Greensboro Drive, Suite 450, McLean, VA 22102; sale on 03/18/15 of Lot 2, Block C-1, Land Bay C, One Loudoun, 0.11 acres, vacant, SFD, zoned PDH6, at 44504 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed 2015 for \$208,800, Lot 3, Block C-1, Land Bay C, One Loudoun, 0.10 acres, vacant, SFD, zoned PDH6, at 44508 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed 2015 for \$208,500, Lot 4, Block C-1, Land Bay C, One Loudoun, 0.10 acres, vacant, SFD, zoned PDH6, at 44512 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$208,500, Lot 8, Block C-1, Land Bay C, One Loudoun, 0.12 acres, vacant, SFD, zoned PDH6, at 20426 Roslindale Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$209,100, Lot 10, Block C-2, Land Bay C, One Loudoun, 0.09 acres, vacant, SFD, zoned PDH6, at 44513 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$208,200, Lot 11, Block C-2, Land Bay C, One Loudoun, 0.09 acres, vacant, SFD, zoned PDH6, at 44517 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$208,200, Lot 12, Block C-2, Land Bay C, One Loudoun, 0.09 acres, vacant, SFD, zoned PDH6, at 44521 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$208,200, Lot 13, Block C-2, Land Bay C, One Loudoun, 0.13 acres, vacant, SFD, zoned PDH6, at 44525 Yarmouth Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$209,400, Lot 5, Block C-3, Land Bay C, One Loudoun, 0.10 acres, vacant, SFD, zoned PDH6, at 20434 Codman Drive, Ashburn, VA 20147, Broad Run District, land assessed in 2015 for \$208,500, tax map /63//11C2//11/ /63//11C1///4/ /63//11C2//13/ /63//11C2//10/ /63//11C3///5/ /63//11C1///3/ /63//11C2//12/

63//11C1///8/ /63//11C1///2/, PIN# 058-48-0235-000, 058-48-0637-000, 058-48-0939-000, 058-48-9945-000, 058-48-1727-000, 058-48-2028-000, 058-48-2330-000, 058-48-2633-000, 058-48-5037-000; \$1,456,164 (Instrument# 201503180016034).

New Home Sales

Beazer Homes Corp., to Jimmey W. Todd, Jr. and Sharon C. Sexton, 40487 Aldie Springs Drive, Aldie, VA 20105; sale on 03/09/15 of Lot 63, Section 2B, Rockbridge, 0.33 acres, improved, SFD, zoned TRIUBF, at 40487 Aldie Springs Drive, Aldie, VA 20105, Blue Ridge District, 3,398 sq. ft. above grade 2 story SFD ("Lexington") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$606,710: land, \$175,800, building, \$430,910, (\$640,155 trust with McLean Mortgage Corporation), tax map /99//44///63/, PIN# 326-30-6951-000; \$645,040 (Instrument# 201503090013510).

Loudoun Valley Associates, L.P., to Joseph & Amy Uglialoro, 43093 Ashley Heights Circle, Ashburn, VA 20148; sale on 03/09/15 of Lot 5137, Section 13, Land Bay 5, Loudoun Valley Estates II, 0.17 acres, improved, SFD, zoned PDH4, at 43093 Ashley Heights Circle, Ashburn, VA 20148, Blue Ridge District, 3,456 sq. ft. above grade 2.5 story SFD ("Putnam 2.5 story") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$365,750: land, \$172,600, building, \$193,150, (\$589,105 trust with McLean Mortgage Corporation), tax map /92/C40//5137/, PIN# 160-40-3212-000; \$736,381 (Instrument# 201503090013398).

Miller and Smith at Brambleton VI, LLC, to Michael Fraino and Lauren Soni, 23543 Epperson Square, Ashburn, VA 20148; sale on 03/09/15 of Lot 3951, Section 33, Land Bay 3, Brambleton, 0.05 acres, improved, TH, zoned PDH4, at 23543 Epperson Square, Ashburn, VA 20148, Blue Ridge District, 2,589 sq. ft. above grade 3 story TH ("Delancy Elev B"), 3.5 baths, built 2014, assessed in 2015 for \$449,420: land, \$140,000, building, \$309,420, (\$462,160 trust with Navy Federal Credit Union), tax map /92/D49//3951/, PIN# 201-19-8503-000; \$462,160 (Instrument# 201503090013712).

NVR, Inc., to Lisa M. Oliveri and Matthew S. Pavone, 25678 Azalea Garden Terrace, Aldie, VA 20105; sale on 03/09/15 of Lot 187, Section 4, Kirkpatrick West, 0.06 acres, improved, TH, zoned PDH3, at 25678 Azalea Garden Terrace, Aldie, VA 20105, Blue Ridge District, 2,812 sq. ft. above grade 3 story TH ("Lafayette"), 2 full baths, 2 half baths, built 2014, assessed in 2015 for \$434,180, (\$351,000 trust with NVR Mortgage Finance, Inc.), tax map 105/E/3///187/, PIN# 250-48-2800-000; \$439,990 (Instrument# 201503090013673).

NVR, Inc., to Thulasirami R. Vakati and Adilakshmi Paleti, 41487 Carriage Horse Drive, Aldie, VA 20105; sale on 03/09/15 of Lot 148, Section 5B, Kirkpatrick West, 0.19 acres, improved, SFD, zoned PDH3, at 41487 Carriage Horse Drive, Aldie, VA 20105, Blue Ridge District, 3,274 sq. ft. above

grade 2 story SFD ("Empress II") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$456,890: land, \$193,200, building, \$263,690, (\$532,000 trust with NVR Mortgage Finance, Inc. & \$66,000 trust with Fairfax County Federal Credit Union), tax map 105/E5B///148/, PIN# 250-38-0556-000; \$665,000 (Instrument# 201503090013670).

NVR, Inc., to Jason & Concepcion Pallady, 24142 High Falls Court, Ashburn, VA 20148; sale on 03/09/15 of Lot 73, Phase D, The Meadows, 0.30 acres, improved, SFD, at 24142 High Falls Court, Ashburn, VA 20148, Blue Ridge District, 3,481 sq. ft. above grade 2 story SFD ("Avalon") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$384,700: land, \$190,500, building, \$194,200, (\$575,300 trust with NVR Mortgage Finance, Inc.), tax map 100/I/4///73/, PIN# 246-38-8225-000; \$719,173 (Instrument# 201503090013684).

NVR, Inc., to Michael & Linda Brock, 25829 Racing Sun Drive, Aldie, VA 20105; sale on 03/09/15 of Lot 720, Section 3, Block B, Seven Hills, 0.18 acres, improved, SFD, zoned PDH3, at 25829 Racing Sun Drive, Aldie, VA 20105, Blue Ridge District, 2,580 sq. ft. above grade 1.25 story SFD ("Castleton") w/ basement, 4 full baths, built 2014, assessed in 2015 for \$85,500 trust with NVR Mortgage Finance, Inc.), tax map 105/B33///720/, PIN# 207-27-6492-000; \$664,097 (Instrument# 201503090013675).

NVR, Inc., to Rizwan & Jennifer Ahmed, 26479 Barton Park Court, Chantilly, VA 20152; sale on 03/09/15 of Lot 10, Section 1B, Phase 1, Marbury, 0.79 acres, improved, SFD, zoned TR3LF, at 26479 Barton Park Court, Chantilly, VA 20152, Blue Ridge District, 7,099 sq. ft. above grade 2 story SFD ("MT-CELLO II W/EL E 4") w/ basement, 5 full baths, 2 half baths, built 2015, assessed in 2015 for \$693,750: land, \$241,200, building, \$452,550, (\$1,017,500 trust with SunTrust Mortgage, Inc.), tax map 105/D/3///10/, PIN# 209-48-3319-000; \$1,169,538 (Instrument# 201503090013677).

SM Selma Estates, LLC, to Jonathan & Natalie Thomas, 15766 Dorneywood Drive, Leesburg, VA 20176; sale on 03/09/15 of Lot 31, Section 5, Phase 1, Historic Selma Estates, 0.49 acres, improved, SFD, zoned AR1, at 15766 Dorneywood Drive, Leesburg, VA 20176, Catocin District, 4,046 sq. ft. above grade 2 story SFD ("Peterson") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$701,060: land, \$179,900, building, \$521,160, (\$559,992 trust & \$69,000 trust with First Heritage Mortgage, LLC), tax map /29/A/7///31/, PIN# 225-48-7418-000; \$699,990 (Instrument# 201503090013636).

The Ryland Group, Inc., to Reza & Fereshteh Afshar, 43526 Stonecliff Terrace, Chantilly, VA 20152; sale on 03/09/15 of Condo Unit(s) 1-B-4, East Gate III Condominium, improved, resid. condo, zoned R16, at 43526 Stonecliff Terrace, Chantilly, VA 20152, Dulles District, 2,340 sq. ft. above grade 2 story condo ("Middleburg"), 2.5 baths, built 2014, assessed in 2015 for \$348,040: land, \$100,000, building, \$248,040, (\$332,490 trust with Prosperity Home Mortgage,

LLC), tax map 102/C/1P1/1B4/, PIN# 128-40-1656-008; \$349,990 (Instrument# 201503090013390).

Winchester Homes Inc., to Chaitanya Vulimiri and Mani Keerthi Dronamraju, 23638 Sailfish Square, Ashburn, VA 20148; sale on 03/09/15 of Lot 4501, Section 24, Land Bay 3, Brambleton, 0.06 acres, improved, TH, zoned PDH4, at 23638 Sailfish Square, Ashburn, VA 20148, Blue Ridge District, 2,985 sq. ft. above grade 3 story TH ("Paxton w/ 4 ft. ext."), 2.5 baths, built 2014, assessed in 2015 for \$479,260: land, \$140,000, building, \$339,260, (\$412,250 trust with Live Well Financial, Inc.), tax map /92/D48//4501/, PIN# 161-46-6634-000; \$485,000 (Instrument# 201503090013427).

Winchester Homes Inc., to Raghavender Charupalli and Sandhya Rani Thirandas, 42543 Stratford Landing Drive, Ashburn, VA 20148; sale on 03/09/15 of Lot 3587, Section 27, Land Bay 3, Brambleton, 0.16 acres, improved, SFD, zoned PDH4, at 42543 Stratford Landing Drive, Ashburn, VA 20148, Blue Ridge District, 3,846 sq. ft. above grade 2 story SFD ("Bradley") w/ basement, 4 full baths, built 2014, assessed in 2015 for \$479,360: land, \$197,300, building, \$282,060, (\$551,359 trust with George Mason Mortgage, LLC), tax map /92/D47//3587/, PIN# 160-16-4526-000; \$689,199 (Instrument# 201503090013419).

Winchester Homes Inc., to Jeevan Peramana and Smitha Vardhireddy, 23554 Prosperity Ridge Place, Ashburn, VA 20148; sale on 03/09/15 of Lot 3463, Section 27, Land Bay 3, Brambleton, 0.35 acres, improved, SFD, zoned PDH4, at 23554 Prosperity Ridge Place, Ashburn, VA 20148, Blue Ridge District, 4,345 sq. ft. above grade 2 story SFD ("Prescott") w/ basement, 5 full baths, built 2014, assessed in 2015 for \$607,010: land, \$203,000, building, \$404,010, (\$609,875 trust with George Mason Mortgage, LLC), tax map /92/D47//3463/, PIN# 160-18-1715-000; \$762,344 (Instrument# 201503090013421).

Day Development Company, LC, to Julia I. Bowden, 12056 Sunflower Field Place, Lovettsville, VA 20180; sale on 03/10/15 of Lot 14, Hamlet B, Dutchman's Creek, 0.52 acres, improved, SFD, zoned AR1, at 12056 Sunflower Field Place, Lovettsville, VA 20180, Catocin District, 1,907 sq. ft. above grade 1 story SFD ("Carroll Custom") w/ basement, 2 full baths, built 2015, assessed in 2015 for \$253,320: land, \$75,200, building, \$178,120, tax map //9//33///14/, PIN# 405-40-5551-000; \$440,893 (Instrument# 201503100013956).

K. Hovnanian Homes at Willowsford Grange, LLC, to Steven & Meredith Overstreet, 41616 Bloomfield Path Street, Ashburn, VA 20148; sale on 03/10/15 of Lot 180, Section 3B, The Grange at Willowsford, 0.25 acres, improved, SFD, zoned TRIUBF, at 41616 Bloomfield Path Street, Ashburn, VA 20148, Blue Ridge District, 4,047 sq. ft. above grade 2 story SFD ("Chadwick") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$582,740: land, \$225,000, building, \$357,740, (\$417,000 trust with Atlantic Coast Mortgage, LLC), tax map /91/C/7///180/, PIN# 245-48-4780-000;

\$764,493 (Instrument# 201503100014029).

NVR, Inc., to Payam & Mukta Noori, 42191 Winning Glory Drive, Aldie, VA 20105; sale on 03/10/15 of Lot 590, Section 5B, Seven Hills, 0.20 acres, improved, SFD, zoned PDH3, at 42191 Winning Glory Drive, Aldie, VA 20105, Blue Ridge District, 3,693 sq. ft. above grade 2 story SFD ("Tornio") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$374,180: land, \$193,500, building, \$180,680, (\$510,800 trust with NVR Mortgage Finance, Inc.), tax map 105/B36///590/, PIN# 208-48-6184-000; \$638,517 (Instrument# 201503100014051).

NVR, Inc., to Joseph & Juliana Vida, 24147 High Falls Court, Ashburn, VA 20148; sale on 03/10/15 of Lot 67, Phase D, The Meadows, 0.33 acres, improved, SFD, zoned TR1UBF, at 24147 High Falls Court, Ashburn, VA 20148, Blue Ridge District, new SFD, details n/a, land assessed in 2015 for \$190,800, (\$710,656 trust with NVR Mortgage Finance, Inc.), tax map 100/I/4///67/, PIN# 246-38-6414-000; \$716,708 (Instrument# 201503100014060).

NVR, Inc., to John & Sue Lee, 42256 Madturkey Run Place, Chantilly, VA 20152; sale on 03/10/15 of Lot 208, Section 3, Dawsons Corner, 0.33 acres, improved, SFD, zoned PDH3, at 42256 Madturkey Run Place, Chantilly, VA 20152, Dulles District, 3,891 sq. ft. above grade 2 story SFD ("Remington Place II") w/ basement, 5.5 baths, built 2014, assessed in 2015 for \$502,130: land, \$227,400, building, \$274,730, (\$705,700 trust with Congressional Bank), tax map 106/G/4///208/, PIN# 168-25-4367-000; \$830,274 (Instrument# 201503100014049).

Pulte Home Corporation, to Jeremy & Rachel Dillman, 41160 Darkmoor Court, Aldie, VA 20105; sale on 03/10/15 of Lot 63, Section 9A, The Grove at Willowsford, 0.24 acres, improved, SFD, zoned TR1UBF, at 41160 Darkmoor Court, Aldie, VA 20105, Blue Ridge District, 3,751 sq. ft. above grade 2 story SFD ("Sherwood") w/ basement, 3.5 baths, built 2014, assessed in 2014 for \$451,800: land, \$224,500, building, \$227,300, (\$602,264 trust with Pulte Mortgage LLC & \$75,000 trust with TCF National Bank), tax map 100/H10///63/, PIN# 287-30-4229-000; \$752,830 (Instrument# 201503100014063).

The Ryland Group, Inc., to Stephen H. Bell, 1350 Beverly Road, Apt #115-182, McLean, VA 22101; sale on 03/10/15 of Condo Unit(s) 10-B-1, Phase 10, Summerwalk at Stone Ridge Condominium, improved, resid. condo, zoned R24, at 42183 Shorecrest Terrace, Aldie, VA 20105, Dulles District, 1,876 sq. ft. above grade 3 story condo ("Brighton"), 2.5 baths, built 2012, assessed in 2015 for \$320,750: land, \$90,000, building, \$230,750, (\$218,000 trust with RMC Mortgage Corporation), tax map 100/J/1//10B1/, PIN# 204-28-8448-002; \$348,990 (Instrument# 201503100013983).

U.S. Home Corporation, to Saravanakumar Parthasarathy and Jaysree Gopalakrishnan, 42483 Rosalind Street, Ashburn, VA 20148; sale on 03/10/15 of Lot 315, Section 4, Goose

Creek Preserve, 0.17 acres, improved, SFD, zoned PDH4, at 42483 Rosalind Street, Ashburn, VA 20148, Blue Ridge District, 2,848 sq. ft. above grade 2 story SFD ("Welbourne") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$609,660: land, \$189,200, building, \$420,460, (\$530,000 trust with Universal American Mortgage Company, LLC), tax map /78/I/6///315/, PIN# 154-16-0942-000; \$590,000 (Instrument# 201503100014047).

Van Metre Homes at Belmont Glen, LLC, to Silas Bo Ku and Young Ji Ku, 21112 Walkley Hill Place, Ashburn, VA 20148; sale on 03/10/15 of Lot 62, Phase 2C, Belmont Glen Village, 0.24 acres, improved, SFD, zoned PDH3, at 21112 Walkley Hill Place, Ashburn, VA 20148, Blue Ridge District, new SFD, details n/a, land assessed in 2015 for \$189,900, tax map /78/F/7///62/, PIN# 195-10-4324-000; \$739,515 (Instrument# 201503100013954).

Van Metre Homes at Brambleton II, LLC, to Rajeev Kumar and Kiran Makhija, 42607 Stratford Landing Drive, Ashburn, VA 20148; sale on 03/10/15 of Lot 3569, Section 27, Land Bay 3, Brambleton, 0.21 acres, improved, SFD, zoned PDH4, at 42607 Stratford Landing Drive, Ashburn, VA 20148, Blue Ridge District, 3,496 sq. ft. above grade 2 story SFD ("Plan 1") w/ basement, 4 full baths, built 2014, assessed in 2015 for \$390,010: land, \$198,800, building, \$191,210, (\$636,446 trust with Intercoastal Mortgage Company), tax map /92/D47//3569/, PIN# 160-17-4207-000; \$698,988 (Instrument# 201503100013904).

Van Metre Homes at Stone Ridge V, LLC, to Thomas Valan and Priya Udayan, 24638 Mississippian Court, Aldie, VA 20105; sale on 03/10/15 of Lot 37, Land Bay 1, Stone Ridge, 0.21 acres, improved, SFD, zoned TR1UBF, at 24638 Mississippian Court, Aldie, VA 20105, Dulles District, new SFD, details n/a, land assessed in 2015 for \$193,800, (\$601,695 trust with Intercoastal Mortgage Company), tax map 100//28///37/, PIN# 247-28-9423-000; \$622,471 (Instrument# 201503100013977).

Elysian Heights Potomac, LLC, to Gerald & Stephanie Mack, 13531 Eagles Rest Drive, Leesburg, VA 20176; sale on 03/11/15 of Lot 254, Phase II, Elysian Heights, 0.34 acres, improved, SFD, zoned PDRV, at 13531 Eagles Rest Drive, Leesburg, VA 20176, Catocin District, new SFD, details n/a, land assessed in 2015 for \$141,800, (\$458,523 trust with Navy Federal Credit Union), tax map /20//29///254/, PIN# 101-17-7937-000; \$509,470 (Instrument# 201503110014199).

Fairfax Investment, L.P., to Kristin L. Powell and Christopher J. Prechodnik, 43203 Depascale Square, Ashburn, VA 20148; sale on 03/11/15 of Lot 91, Section 1, Phase 1 & 2, Moorefield Station, 0.04 acres, improved, TH, zoned PDTRC, at 43203 Depascale Square, Ashburn, VA 20148, Dulles District, 1,942 sq. ft. above grade 3 story TH ("Belahaven 4FT/3LVEXT"), 3.5 baths, built 2014, assessed in 2015 for \$413,470: land, \$125,000, building, \$288,470, (\$376,535 trust with Sirva Mortgage, Inc.), tax map

/92/C23///91/, PIN# 121-37-0472-000; \$418,373 (Instrument# 201503110014210).

Loudoun Valley Associates, L.P., to Ronald & Nicole Long, 23236 Evergreen Ridge Drive, Ashburn, VA 20148; sale on 03/11/15 of Lot 2359, Section 10, Land Bay 2, Phase 2, Loudoun Valley Estates II, 0.09 acres, improved, TH, zoned PDH4, at 23236 Evergreen Ridge Drive, Ashburn, VA 20148, Blue Ridge District, 2,735 sq. ft. above grade 2 story TH ("Cameron") w/ basement, 2.5 baths, built 2014, assessed in 2015 for \$530,990: land, \$150,000, building, \$380,990, (\$535,702 trust with Navy Federal Credit Union), tax map /92/C37//2359/, PIN# 122-16-9992-000; \$523,147 (Instrument# 201503110014293).

Van Metre Homes at Brambleton, LLC, to Manohar Reddy Nandimandalam and Ramya Jyothi Allam, 23402 Tradewind Drive, Ashburn, VA 20148; sale on 03/11/15 of Lot 3055, Brambleton Brandt Property, 0.29 sq. ft., improved, SFD, zoned PDH4, at 23402 Tradewind Drive, Ashburn, VA 20148, Blue Ridge District, new SFD, details n/a, land assessed in 2015 for \$181,200, (\$625,500 trust Intercoastal Mortgage Company), tax map /92//14//3055/, PIN# 201-28-5581-000; \$713,961 (Instrument# 201503110014233).

Winchester Homes Inc., to Charles Moschera and Rhonda Shadid, 44741 Malden Place, Ashburn, VA 20147; sale on 03/11/15 of Lot 14, Land Bay B, Block B-9, Phase 2B, One Loudoun, 0.15 acres, improved, SFD, zoned PDH6, at 44741 Malden Place, Ashburn, VA 20147, Broad Run District, new SFD, details n/a, land assessed in 2015 for \$210,000, (\$417,000 trust with George Mason Mortgage, LLC), tax map /63/H/3///14/, PIN# 059-40-5156-000; \$736,944 (Instrument# 201503110014264).

Carrington Builders at Highlands, LC, to Richard S. Robinson and Nadia C. Carlsten, 35338 Sunny Ridge Road, Round Hill, VA 20141; sale on 03/12/15 of Lot 60, Section 3, The Highlands, 3.00 acres, improved, SFD, zoned AR1, at 35338 Sunny Ridge Road, Round Hill, VA 20141, Blue Ridge District, 3,792 sq. ft. above grade 2 story SFD ("Huntwick Place") w/ basement, 3.5 baths, built 2013, assessed in 2015 for \$627,110: land, \$160,000, building, \$467,110, (\$515,996 trust with George Mason Mortgage, LLC), tax map /24/A/3///60/, PIN# 581-35-8463-000; \$644,995 (Instrument# 201503120014472).

NVR, Inc., to Janice Johnson and Charles Suter, 24135 High Falls Court, Ashburn, VA 20120148; sale on 03/12/15 of Lot 70, Phase D, The Meadows, 0.49 acres, improved, SFD, zoned TR1UBF, at 24135 High Falls Court, Ashburn, VA 20148, Blue Ridge District, 4,508 sq. ft. above grade 2 story ("Clifton Park II") w/ basement, 6 full baths, built 2014, assessed in 2015 for \$537,920: land, \$192,400, building, \$345,520, (\$800,042 trust with NVR Mortgage Finance, Inc.), tax map 100/I/4///70/, PIN# 246-38-6447-000; \$1,000,053 (Instrument# 201503120014586).

NVR, Inc., to Khatera Harrif and Mohammad Mustafa

Siddiq, 25682 Azalea Garden Terrace, Aldie, VA 20105; sale on 03/12/15 of Lot 186, Section 4, Kirkpatrick West, 0.06 acres, improved, TH, zoned PDH3, at 25682 Azalea Garden Terrace, Aldie, VA 20105, Blue Ridge District, 2,792 sq. ft. above grade 3 story TH ("Lafayette"), 2 full baths, 2 half baths, built 2014, assessed in 2015 for \$248,670: land, \$128,500, building, \$120,170, (\$351,300 trust with NVR Mortgage Finance, Inc.), tax map 105/E/3///186/, PIN# 250-48-3096-000; \$439,145 (Instrument# 201503120014589).

SM Selma Estates, LLC, to Theodore & Mary Doremus, 41729 Wakehurst Place, Leesburg, VA 20176; sale on 03/12/15 of Lot 58, Section 6, Phase 1, Historic Selma Estates, 0.52 acres, improved, SFD, zoned AR1, at 41729 Wakehurst Place, Leesburg, VA 20176, Catocin District, new SFD, details n/a, land assessed in 2015 for \$180,200, (\$469,318 trust with SunTrust Mortgage, Inc.), tax map /29/A/8///58/, PIN# 224-20-9396-000; \$782,197 (Instrument# 201503120014555).

Arcadia Communities, Inc., to George & Sylvia Silver, 41629 White Yarrow Court, Ashburn, VA 20148; sale on 03/13/15 of Lot 223, Section 3A, Willowsford Grange, 0.29 acres, improved, SFD, zoned TR1UBF, at 41629 White Yarrow Court, Ashburn, VA 20148, Blue Ridge District, 4,647 sq. ft. above grade 2 story SFD ("504 B") w/ basement, 4 full baths, built 2014, assessed in 2015 for \$968,200: land, \$227,000, building, \$741,200, (\$600,000 trust with First Home Mortgage Corporation), tax map /91/C/4///223/, PIN# 245-39-4098-000; \$908,393 (Instrument# 201503130014879).

NVR, Inc., to John Andrew Hachmann, Jr., 25419 Kinsale Place, Aldie, VA 20105; sale on 03/13/15 of Lot 189, Section 1, Block C, Seven Hills, 0.18 acres, improved, SFD, zoned PDH3, at 41802 Suffolk Downs Court, Aldie, VA 20105, Blue Ridge District, 2,186 sq. ft. above grade 1.25 story SFD ("Brentwood") w/ basement, 2 full baths, built 2014, assessed in 2015 for \$338,490: land, \$192,900, building, \$145,590, (\$439,389 trust with MDE Home Loans, LLC), tax map 105/B28///189/, PIN# 207-45-0492-000; \$539,790 (Instrument# 201503130014875).

NVR, Inc., to Cecilia Brown, 24963 Coats Square, Aldie, VA 20105; sale on 03/13/15 of Condo Unit(s) 6H, Phase 6, Westridge Condominium, improved, resid. condo, zoned PDH4, at 24963 Coats Square, Aldie, VA 20105, Dulles District, new condo, ADU, details & assessment n/a, (\$113,050 trust with Fairway Independent Mortgage Corporation), tax map 100/M/3P6///6H, PIN# 248-30-6416-008; \$115,136 (Instrument# 201503130014868).

Richmond American Homes of Virginia, Inc., to Robert & Melissa Middaugh, 71 Eisentown Drive, Lovettsville, VA 20180; sale on 03/13/15 of Lot 193, Section 4, Lovettsville Town Center, 0.23 acres, improved, SFD, zoned LV:TC, at 71 Eisentown Drive, Lovettsville, VA 20180, Catocin District, 3,696 sq. ft. above grade 2 story SFD ("Harvard") w/ basement, 2.5 baths, built 2014, assessed in 2015 for

\$474,980: land, \$119,800, building, \$355,180, (\$320,000 trust with Black Dog Capital Group LLC), tax map //9A214///193/, PIN# 369-18-6817-000; \$399,999 (Instrument# 201503130014930).

The Ryland Group, Inc., to Beom Joon Yun, Brian Schneider and Kyung A. Cho, 43599 Helmsdale Terrace, Chantilly, VA 20152; sale on 03/13/15 of Condo Unit(s) 14-A-3, Phase 14, East Gate III Condominium, improved, resid. condo, zoned R16, at 43599 Helmsdale Terrace, Chantilly, VA 20152, Dulles District, 1,500 sq. ft. above grade 2 story condo ("Leesburg"), 2.5 baths, built 2014, assessed in 2015 for \$307,000: land, \$100,000, building, \$207,000, (\$302,145 trust with George Mason Mortgage, LLC), tax map 102/C/11414A3/, PIN# 128-49-6538-003; \$307,720 (Instrument# 201503130014906).

Toll VA VLL.P., to Waheed S. Baksh, 41544 Deer Point Court, Aldie, VA 20105; sale on 03/13/15 of Lot 119, Section 1, Land Bay 1, Lenah Mill, 0.38 acres, improved, SFD, zoned TR1UBF, at 41544 Deer Point Court, Aldie, VA 20105, Blue Ridge District, 5,262 sq. ft. above grade 2 story SFD ("Harding") w/ basement, 4 full baths, built 2014, assessed in 2015 for \$580,730: land, \$212,600, building, \$368,130, (\$900,000 trust with United Bank Inc.), tax map 100/K/5///119/, PIN# 246-18-6253-000; \$936,823 (Instrument# 201503130014677).

Beazer Homes Corp., to Selvam Paramasivan and Vanitha Velladurai, 42240 Mason Ridge Court, Ashburn, VA 20148; sale on 03/16/15 of Lot 3319, Section 29, Land Bay 1, Brambleton, 0.32 acres, improved, SFD, zoned PDH4, at 42240 Mason Ridge Court, Ashburn, VA 20148, Blue Ridge District, 3,255 sq. ft. above grade 2 story SFD ("Kingston") w/ basement, 4.5 baths, built 2014, assessed 2015 for \$528,860: land, \$182,100, building, \$346,760, (\$625,500 trust with Century Lending Company), tax map /92/D45//3319/, PIN# 200-49-4538-000; \$687,191 (Instrument# 201503160015082).

GTIS-HOV Festival Lakes, LLC, to Dleen A. Moussa and Kamal Mustafā Abdulkadir, 1421 Baderston Court NE, Leesburg, VA 20176; sale on 03/16/15 of Lot 23, Section 6, PMW Farms, 0.28 acres, improved, SFD, zoned LB:PRN, at 1421 Baderston Court NE, Leesburg, VA 20176, Leesburg District, 4,066 sq. ft. above grade 2 story SFD ("Colorado") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$476,320: land, \$180,300, building, \$296,020, (\$625,500 trust with EagleBank), tax map /49/G/3///23/, PIN# 148-30-1343-000; \$745,708 (Instrument# 201503160015146).

GTIS-HOV Festival Lakes, LLC, to Scott & Elizabeth Smouse, 1526 Kinnaird Terrace NE, Leesburg, VA 20176; sale on 03/16/15 of Lot 210, Sections 3 & 5, PMW Farms, 0.05 acres, improved, TH, zoned LB:PRN, at 1526 Kinnaird Terrace NE, Leesburg, VA 20176, Leesburg District, 2,371 sq. ft. above grade 3 story TH ("Wellington"), 3.5 baths, built 2014, assessed in 2015 for \$418,470: land, \$115,000, building, \$303,470, (\$389,990 trust with K. Hovnanian American

Mortgage, LLC), tax map /49/G/2///210/, PIN# 148-20-0306-000; \$439,990 (Instrument# 201503160015143).

K. Hovnanian at Lake Ridge Estates, LLC, to Brooks & Emily Abbey, 8 Ramsdell Court, Round Hill, VA 20141; sale on 03/16/15 of Lot 7, Lake Ridge Estates, 0.65 acres, improved, SFD, zoned RH:R2, at 8 Ramsdell Court, Round Hill, VA 20141, Blue Ridge District, 3,027 sq. ft. above grade 2 story SFD ("Delaware") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$307,050: land, \$119,000, building, \$188,050, (\$417,000 trust & \$80,730 trust with Homeside Financial, LLC), tax map /43//34/////7/, PIN# 585-20-4262-000; \$523,935 (Instrument# 201503160015148).

Loudoun Valley Associates, L.P., to Sundararaj Kumarasamy and Revathi Muthusamy, 43172 Ashley Heights Circle, Ashburn, VA 20148; sale on 03/16/15 of Lot 5120, Section 12, Land Bay 5, Loudoun Valley Estates II, 0.16 acres, improved, SFD, zoned PDH4, at 43172 Ashley Heights Circle, Ashburn, VA 20148, Blue Ridge District, 3,486 sq. ft. above grade 2.5 story SFD ("Vicksburg 2.5 story") w/ basement, 5.5 baths, built 2014, assessed in 2015 for \$463,220: land, \$172,300, building, \$290,920, (\$541,984 trust with George Mason Mortgage, LLC), tax map /92/C34//5120/, PIN# 160-30-4729-000; \$677,480 (Instrument# 201503160015003).

Miller and Smith at Brambleton VI, LLC, to Furzan A. Siddiqui, 42241 Riggins Ridge Terrace, Ashburn, VA 20148; sale on 03/16/15 of Lot 3983, Section 33, Land Bay 3, Brambleton, 0.04 acres, improved, TH, zoned PDH4, at 42241 Riggins Ridge Terrace, Ashburn, VA 20148, Blue Ridge District, 2,554 sq. ft. above grade 3 story TH ("Delancy Elev 3"), 3.5 baths, built 2014, assessed in 2015 for \$463,070: land, \$140,000, building, \$323,070, (\$463,200 trust with Navy Federal Credit Union), tax map /92/D49//3983/, PIN# 201-19-3734-000; \$480,000 (Instrument# 201503160015296).

NVR, Inc., to Gabriel & Kristina Manns, 41872 Sprinter Terrace, Aldie, VA 20105; sale on 03/16/15 of Lot 283, Section 8, Block B, Seven Hills, 0.05 acres, improved, TH, zoned PDH3, at 41872 Sprinter Terrace, Aldie, VA 20105, Blue Ridge District, new TH, details n/a, land assessed in 2015 for \$125,000, (\$421,957 trust with NVR Mortgage Finance, Inc.), tax map 105/B35///283/, PIN# 207-35-7190-000; \$429,780 (Instrument# 201503160015085).

NVR, Inc., to Russell & Cheryl Short, 41725 McCandless Court, Aldie, VA 20105; sale on 03/16/15 of Lot 166, Section 3B, C.D. Smith Property, 0.16 acres, improved, SFD, zoned PDH4, at 41725 McCandless Court, Aldie, VA 20105, Dulles District, 2,552 sq. ft. above grade 1.25 story SFD ("Castleton"), 3 full baths, built 2014, assessed in 2015 for \$286,470: land, \$180,300, building, \$106,170, (\$417,000 trust with NVR Mortgage Finance, Inc.), tax map 100/L/3///166/, PIN# 248-30-2822-000; \$565,120 (Instrument# 201503160015251).

NVR, Inc., to John Rienzo-Stack and Danielle Willox,

41870 Sprinter Terrace, Aldie, VA 20105; sale on 03/16/15 of Lot 282, Section 8, Block B, Seven Hills, 0.07 acres, improved, TH, zoned PDH3, at 41870 Sprinter Terrace, Aldie, VA 20105, Blue Ridge District, new TH, details n/a, land assessed in 2015 for \$128,500, (\$406,206 trust with First Savings Mortgage Corporation), tax map 105/B35///282/, PIN# 207-35-6889-000; \$451,340 (Instrument# 201503160015247).

Pulte Home Corporation, to Diane M. McCoy, 20600 Hope Spring Terrace #204, Ashburn, VA 20147; sale on 03/16/15 of Condo Unit(s) 2-204, Phase 2, Potomac Green Condominium, improved, resid. condo, zoned PDAAAR, at 20600 Hope Spring Terrace #204, Ashburn, VA 20147, Broad Run District, 1,518 sq. ft. above grade 1 story condo ("Davenport"), 2 full baths, built 2013, assessed in 2015 for \$350,430: land, \$100,000, building, \$250,430, tax map /62/S/1P22-204, PIN# 058-29-0368-008; \$351,800 (Instrument# 201503160015276).

Pulte Home Corporation, to Brian & Natalie Hanks, 41140 Rocky Boulder Court, Aldie, VA 20105; sale on 03/16/15 of Lot 6, Section 6, The Grove at Willowsford, 0.19 acres, improved, SFD, zoned TR1UBF, at 41140 Rocky Boulder Court, Aldie, VA 20105, Blue Ridge District, new SFD, details n/a, land assessed in 2015 for \$222,000, (\$750,874 trust with Navy Federal Credit Union), tax map 100/H/8///6/, PIN# 287-10-4057-000; \$738,350 (Instrument# 201503160015317).

Beazer Homes Corp., to Keshav & Rupali Kiran, 42156 Bunker Woods Place, Ashburn, VA 20148; sale on 03/17/15 of Lot 3304, Section 29, Land Bay 1, Brambleton, 0.24 acres, improved, SFD, zoned PDH4, at 42156 Bunker Woods Place, Ashburn, VA 20148, Blue Ridge District, 3,674 sq. ft. above grade 2 story SFD ("Dartmouth") w/ basement, 5.5 baths, built 2014, assessed in 2015 for \$454,920: land, \$179,700, building, \$275,220, (\$619,900 trust with First Heritage Mortgage, LLC & \$77,400 trust with Fairfax County Federal Credit Union), tax map /92/D45//3304/, PIN# 200-48-7024-000; \$774,908 (Instrument# 201503170015590).

GTIS-HOV Festival Lakes, LLC, to Dee Dee T. Boback, 1406 Balderston Court NE, Leesburg, VA 20176; sale on 03/17/15 of Lot 10, Section 6, PMW Farms, 0.27 acres, improved, SFD, zoned LB:PRN, at 1406 Balderston Court NE, Leesburg, VA 20176, Leesburg District, 4,071 sq. ft. above grade 2 story SFD ("Manhattan") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$471,720: land, \$180,200, building, \$291,520, (\$599,850 trust with DMG Mortgage, Inc.), tax map /49/G/3///10/, PIN# 148-30-6770-000; \$799,806 (Instrument# 201503170015686).

Integrity Homes-Willowsford, LLC, to James & Sarah Lee, 25002 Greengage Place, Aldie, VA 20105; sale on 03/17/15 of Lot 1, Section 3A, The Grove at Willowsford, 0.17 acres, improved, SFD, zoned TR1UBF, at 25002 Greengage Place, Aldie, VA 20105, Blue Ridge District,

3,764 sq. ft. above grade 2 story SFD ("Bayley") w/ basement, 2.5 baths, built 2014, assessed in 2015 for \$681,550: land, \$221,000, building, \$460,550, (\$458,000 trust with CCO Mortgage), tax map 100/H/2///1/, PIN# 248-25-2032-000; \$648,000 (Instrument# 201503170015456).

NVR, Inc., to Marsha Danish, 25684 Success Drive, Aldie, VA 20105; sale on 03/17/15 of Lot 193, Section 1, Block C, Seven Hills, 0.17 acres, improved, SFD, zoned PDH3, at 25684 Success Drive, Aldie, VA 20105, Blue Ridge District, 2,072 sq. ft. above grade 1 story SFD ("Castleton") w/ basement, 3 full baths, built 2014, assessed in 2015 for \$381,780: land, \$192,600, building, \$189,180, (\$343,250 trust with George Mason Mortgage, LLC), tax map 105/B28///193/, PIN# 250-40-8392-000; \$572,103 (Instrument# 201503170015669).

NVR, Inc., to Ridha & Faith Gaddour, 24857 Helms Terrace, Aldie, VA 20105; sale on 03/17/15 of Lot 145, Section 2, Block 4, Phase 2, C.D. Smith Property, 0.06 acres, improved, TH, zoned PDH4, at 24857 Helms Terrace, Aldie, VA 20105, Dulles District, new SFD, details n/a, land assessed in 2015 for \$135,000, (\$400,200 trust with NVR Mortgage Finance, Inc.), tax map 100/M/2///145/, PIN# 248-40-4791-000; \$444,689 (Instrument# 201503170015666).

SM Selma Estates LLC, to Hisham & Vilmarie Abraham, 41759 Ilam Park Lane, Leesburg, VA 20176; sale on 03/17/15 of Lot 57, Section 2, Phase 2B, Historic Selma Estates, 0.42 acres, improved, SFD, zoned AR1, at 41759 Ilam Park Lane, Leesburg, VA 20176, Catocin District, new SFD, details n/a, land assessed in 2015 for \$179,200, (\$636,446 trust with First Home Mortgage, LLC), tax map /29/A/8///57/, PIN# 224-20-7999-000; \$738,595 (Instrument# 201503170015627).

U.S. Home Corporation, to Scott Reynolds and Ricky Mark Reynolds, 21176 Belmont View Terrace, Ashburn, VA 20148; sale on 03/17/15 of Condo Unit(s) 399, Phase 12A, The Preserve at Goose Creek Condominium, improved, resid. condo, zoned PDH4, 21176 Belmont View Terrace, Ashburn, VA 20148, Blue Ridge District, 2,260 sq. ft. above grade 4 story condo ("Alpine"), 2.5 baths, built 2014, assessed in 2015 for \$379,060: land, \$80,000, building, \$299,060, (\$341,991 trust with Potomac Mortgage Group, Inc.), tax map /78/J/112/399/, PIN# 154-17-2318-005; \$379,990 (Instrument# 201503170015691).

Winchester Homes Inc., to Darrin and Carolyn D'Amico, 23121 Backcountry Court, Ashburn, VA 20148; sale on 03/17/15 of Lot 291, Section 2B, Willowsford Grant, 0.83 acres, improved, SFD, at 23121 Backcountry Court, Ashburn, VA 20148, Blue Ridge District, 5,332 sq. ft. above grade 2 story SFD ("Milburn") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$793,050: land, \$291,500, building, \$501,550, (\$625,500 trust with George Mason Mortgage, LLC & \$242,000 trust with Allegory Federal Credit Union), tax map /91/D/2///291/, PIN# 243-16-5715-000; \$1,107,266 (Instrument# 201503170015701).

Winchester Homes Inc., to Terry & Wannaporn Barth, 23661 Sailfish Square, Ashburn, VA 20148; sale on 03/17/15

of Lot 4549, Section 24, Land Bay 3, Brambleton, 0.06 acres, improved, TH, zoned PDH4, at 23661 Sailfish Square, Ashburn, VA 20148, Blue Ridge District, 3,033 sq. ft. above grade 3 story TH ("Paxton W/ 3LVL Bonus"), 2.5 baths, built 2014, assessed in 2015 for \$484,810: land, \$140,000, building, \$344,810, (\$490,150 trust with George Mason Mortgage, LLC), tax map /92/D48//4549/, PIN# 161-46-4512-000; \$490,150 (Instrument# 201503170015361).

Beazer Homes Corp., to Suresh V.N.B. Kurmala and Rama S. Sannidhi, 23436 Somerset Crossing Place, Ashburn, VA 20148; sale on 03/18/15 of Lot 2960, Brambleton Brandt Property, 0.17 acres, improved, SFD, zoned PDH4, at 23436 Somerset Crossing Place, Ashburn, VA 20148, Blue Ridge District, 3,432 sq. ft. above grade 2 story SFD ("Pembroke") w/ basement, 4.5 baths, built 2014, assessed in 2015 for \$433,610: land, \$177,600, building, \$256,010, (\$573,967 trust with George Mason Mortgage, LLC), tax map /92//14//2960/, PIN# 201-28-0123-000; \$637,742 (Instrument# 201503180015869).

Pulte Home Corporation, to Brian & Mary Demer, 41157 Rocky Boulder Court, Aldie, VA 20105; sale on 03/18/15 of Lot 20, Section 6, The Grove at Willowsford, 0.19 acres, improved, SFD, zoned TR1UBF, at 41157 Rocky Boulder Court, Aldie, VA 20105, Blue Ridge District, 4,064 sq. ft. above grade 2 story SFD ("Cedar") w/ basement, 3.5 baths, built 2014, assessed in 2015 for \$464,920: land, \$222,000, building, \$242,920, (\$674,055 trust with Pulte Mortgage LLC), tax map 100/H/8////20/, PIN# 287-10-2531-000; \$724,055 (Instrument# 201503180016025).

Richmond American Homes of Virginia, Inc., to Dominick & Rebecca Pisciotto, 43586 Mirror Terrace, Ashburn, VA 20147; sale on 03/18/15 of Lot 28, Phase 2, Belmont Estates, 0.06 acres, improved, TH, zoned PDH4, at 43586 Mirror Terrace, Ashburn, VA 20147, Ashburn District, 2,428 sq. ft. above grade 3 story TH ("Kyla w/ sunroom"), 3.5 baths, built 2014, assessed in 2015 for \$417,520: land, \$128,500, building, \$289,020, (\$408,499 trust with HomeAmerican Mortgage Corporation), tax map /62/T/2////28/, PIN# 116-40-8579-000; \$429,999 (Instrument# 201503180015999).

The Ryland Group, Inc., to Amanda E. Johnston, 25222 Briargate Terrace, Chantilly, VA 20152; sale on 03/18/15 of Condo Unit(s) 3-B-6, Phase 3, East Gate III Condominium, improved, resid. condo, zoned R16, at 25222 Briargate Terrace, Chantilly, VA 20152, Dulles District, 1,836 sq. ft. above grade 3 story condo ("Brighton"), 2.5 baths, built 2014, assessed in 2015 for \$327,660: land, \$100,000, building, \$227,660, (\$200,000 trust with RMC Mortgage Corporation), tax map 102/C/1P3/3B6/, PIN# 128-49-9059-013; \$347,490 (Instrument# 201503180015835).

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