

The **PRINCE WILLIAM** *Newsletter*

Your Real Estate News and Research Resource

Volume 31, Number 2 ♦ February 2015

Planning Commission Endorses Cayden Ridge Community in Coles

At their February 5th meeting, members of the planning commission completed their review of the Cayden Ridge rezoning application, a process which began in November 2014 as part of a dual-submission that included a comprehensive plan amendment. At that time, the group approved the CPA but deferred a decision on the rezoning to give the applicant, MS Signal Hill LLC, time to resolve issues raised by local residents.

The application (REZ #PLN2014-00231) requests a rezoning of the 57-acre site, located north of Signal Hill Road and east of Richmond Avenue, from A-1, Agricultural, to PMR, Planned Mixed Residential, to enable construction of the new residential neighborhood. Proffers associated with the project total \$5.6 million.

During his presentation at the February meeting, the applicant's attorney Jay DuVon (Walsh, Colucci, Lubeley & Walsh) detailed changes made to the plans since the November meeting. Among the most significant: reducing the number of units from 188 to 149, repositioning the proposed homes away from Signal Hill Road with a 30-foot buffer, more space between homes, and additional open space.

"When you consider where this property is, behind a Wal-Mart, it doesn't make sense to do anything less dense than what we've done," he said.

DuVon added that the changes came following his client's outreach to the neighbors, who shared their concerns. "We have added a 30-foot buffer along the frontage with Signal Hill Drive, which is a dramatic difference from before when we had the houses located close to the street. We are also proposing a minimum of 22 feet between homes." The combination of all resulted in the decrease in unit count, he explained.

Despite acknowledging the positive nature of the changes made, the county's planning staff remained opposed to the project. "We like the proposed housing product but we can't support this because it represents a loss of over 1 million square feet of commercial space," said Prince William planner Steve Meyer.

But commissioners pointed out that efforts to market the property for commercial uses have not been successful. "This property has been for sale for commercial purposes for a number of years, but there have been no offers," said Woodbridge Commissioner Russell Bryant.

During the public hearing, several residents expressed concerns about the impact on traffic created by new homes. Some suggested an additional reduction in density. Others said that they wanted to see commercial development. "We just don't need more homes here. What we need are more businesses," said one. Still others expressed a desire for additional open space, while others said that the county doesn't need more office. "We way over-planned for office. There are a lot of vacancies today," said one.

In response, DuVon noted, "Changing this from commercial to residential significantly reduces the number of vehicle trips." He added that the new neighborhood has easy access to the expanses of Signal Hill Park, "so we don't need more open space right here."

Ultimately, the group recommended approval of the proposal, which now moves forward for consideration by the board of supervisors.

Virginia Newsletters, LLC # www.virginianewsletters.com

Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) gina@virginianewsletters.com

©2015 Virginia Newsletters LLC All Rights Reserved

The information contained in this document is for general information purposes only. While Virginia Newsletters, LLC endeavors to provide accurate and up-to-date information, we make no representations or warranties of any kind, expressed or implied, about the completeness, accuracy, or reliability with respect to the information provided herein.

Brookfield Withdraws Proposal for More Homes at Braemar

Brookfield Homes, developer of the Braemar residential planned community in Brentsville, has withdrawn its application to amend proffer conditions tied to the community's original 2003 rezoning, to enable construction of 52 more homes – 39 townhomes and 13 single family units – on a 7-acre site south of the intersection of Merrimont Trace Circle and Sudley Manor Drive.

The withdrawal of the application (PA #PLN2014-00077) comes following a denial of the developer's request for additional time to resolve on-going issues at the February 24th meeting of the Prince William Board of County Supervisors.

During the meeting, the developer's representative explained the rationale for the requested deferral. "The reasons are many," attorney Jason Hickman (Compton & Duling) said. "The board has expressed an interest for a thirteenth high school in the area and this would give us time to discuss this. The Braemar homeowners' association wants more time to meet with board to discuss their support for the project."

Hickman added that Brookfield is a well-respected developer with a 20-year track record in the county. He noted that they have been working for the past 18 months to address community concerns. "It is customary that when an applicant requests a deferral that the board grants it," he said.

Brentsville Supervisor Jeanine Lawson was not swayed. "You said yourself that you've had 18 months to work these issues out. It's time bring this forward to a public hearing."

Upon being denied a request to defer, Hickman said, "We withdraw this application."

Board Approves Changes to Potomac Shores Project

The board of supervisors at their February 24th meeting approved changes in the proffer conditions (PA #PLN2014-00399) for Potomac Shores, the expansive mixed-use planned community under development by SunCal, on the Cherry Hill Peninsula.

SunCal's attorney Pete Dolan (Walsh, Colucci) explained that the change allows his client to combine land bays, creates the opportunity for a new housing type, and provides clarifications to design guidelines, as well as more flexibility in the amenities and in the uses associated with the recreation center.

"Everything else remains the same, including road network, amount of open space, number of residential units and commercial space," Dolan said.

The new housing type is a duplex, targeted at aging baby boomers, with a first floor master bedroom, Dolan noted.

The changes in the recreation center relate to continuing efforts "to bring a first class high quality package of recreational amenities to the community," Dolan said. The upgrades include a community garden, a "social barn" for social activities, a full-sized junior Olympic pool, and a second leisure pool. He said that additional amenities could include the tennis courts that were proposed as part of the original plans, but that residents of the community would make that decision themselves. "There has been decreasing interest in tennis as a recreational amenity, so if residents want it we'll do it, otherwise we'll use the capital toward other amenities," he remarked.



Potomac Shores Recreation Center Rendering;
Source: Prince William County

In endorsing the changes, Potomac District Supervisor Maureen Caddigan said, "We already have close to 200 homes there and the residents are very active. They are working with SunCal on what they want. I was concerned that this would be adding density, but it does not. I am very pleased with what you are doing and that you are listening to the community, which has had an awful lot of input."

Briefly Noted...

...Planning Commission endorses proffer amendment (PRA#PLN2014-00293) to enable design changes for age-restricted community in Dale City. The project, on a 25-acre site just north of Forestdale Avenue and south of Minnieville Road, was part of the 1999 Dale City planned community rezoning.

Since then, according to the developer's representative Sherman Patrick (Compton & Duling), things have changed, reflecting the evolution in the building industry and a slightly different approach to designing such communities. "The buildings that were a good idea 15 years ago are no longer a good idea," he said. "But if you change the building type you have to change the parking lot and landscaping and other things." The number of units remains capped at 378.

...Coles Commissioner Alex Vanegas elected planning commission chair for 2015. At the planning commission's February 4th meeting, the election for vice chair resulted in a tie between Neabsco's E. Bruce Holley and Gainesville's Fran Arnold. The group opted to table a decision on vice chair until a later date.



Building Permits Issued Jan. 16 through Feb. 15, 2015 Residential

New Single Family Detached

Brookfield Vint Hill LLC, 3201 Jermantown Road, #150, Fairfax, VA 22030; for 1 \$142,000 SFD, Lot 17 at 10507 Bittersweet Lane, Bristow, VA 20136;

Cannon Bluff Estates LLC, 4320 Prince William Parkway, #113, Woodbridge, VA 22192; for 1 \$506,000 SFD, Lot 28 at 5209 Trunnion Trail, Woodbridge, VA 22192 (contractor: Mike Garcia Construction, 4320 Prince William Parkway, Woodbridge, VA 22192);

Comstock Homes of Washington LC, 1886 Metro Center Drive, 4th Floor, Reston, VA 20190; for 1 \$250,000 SFD, Lot 1 at 7614 Chestnut Street, Manassas, VA 20111;

DR Horton, 1356 Beverly Road, #300, McLean, VA 22101; for 1 \$150,000 SFD, Lot 41 at 5703 Liberty Manor Circle, Woodbridge, VA 22193 (contractor: DR Horton, 11216 Waples Mill Road, #105, Fairfax, VA 22030);

DR Horton Energy Inc., 301 Commerce Street, Fort Worth, TX 76102; for 1 \$150,000 SFD, Lot 58 at 14704 Bell Tower Road, Woodbridge, VA 22193 (contractor: DR Horton Inc., 11216 Waples Mill Road, #105, Fairfax, VA 22030);

DR Horton Energy Inc., 301 Commerce Street, Fort Worth, TX 76102; for 2 \$150,000 SFD, Lots 2 and 3 at 14705 and 14715 Bell Tower Road, Woodbridge, VA 22193 (contractor: DR Horton Inc., 11216 Waples Mill Road, #105, Fairfax, VA 22030);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD, Lot 47 at 4609 Freedmen Lane, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$175,000 SFD, Lot 12 at 5202 Bonnie Brae Farm Drive, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD, Lot 17 at 15454 Admiral Baker Circle, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD, Lot 80 at 15425 Admiral Baker Circle, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD, Lot 48 at 4613 Freedmen Lane, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 2 \$150,000 SFD at 15466 and 15486 Admiral Baker Circle, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$175,000 SFD, Lot 22 at 15962 Paynes Farm Drive, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

Dominion Country Club LP, 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147; for 1 \$150,000 SFD, Lot 62 at 4618 Hull Drive, Haymarket, VA 20169 (contractor: Toll Brothers, 250 Gibraltar Road, Horsham, PA 19044);

G&H Homes LLC, 9701 Burwell Road, Nokesville, VA 20181; for 1 \$400,000 SFD, Lot 48 at 8428 Link Hills Loop, Gainesville, VA 20155 (contractor: SYG Associates Inc., 9701 Burwell Road, Nokesville, VA 20181);

GSB Land LLC, 12876 Classic Springs Drive, Manassas, VA 20112; for 2 \$175,000 SFD at 11664 and 11674 Kahns Road, Manassas, VA 20112 (contractor: Classic Concept

THE PRINCE WILLIAM NEWSLETTER

Builders Inc., 12876 Classic Springs Drive, Manassas, VA 20112);

Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614; for 1 \$150,000 SFD, Lot 38 at 17060 Belle Isle Drive, Dumfries, VA 22026 (contractor: Harbor Station Communities, 2392 Morse Avenue, Irvine, CA 92614);

Jonathan Ballard, 10020 Lake Occoquan Drive, Manassas, VA 20111; for 1 \$800,000 SFD at 12605 Hazelwood Drive, Nokesville, VA 20181;

Land Design Consultants, 4585 Daisy Reid Avenue, Woodbridge, VA; for 1 \$150,000 SFD, Lot 40 at 4508 Ellery Court, Woodbridge, VA 22192 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

NVP Inc., 3837 Clarke Farm Place, VA 22192; for 1 \$150,000 SFD, Lot 11 at 9405 Lomax Forest Drive, Manassas, VA 20112;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 96 at 13821 Cornwall Station Court, Gainesville, VA 20155;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 19 at 17044 Silver Arrow Drive, Dumfries, VA 22026;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 78 at 17172 Belle Isle Drive, Dumfries, VA 22026;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 12 at 15636 Wingspan Court, Woodbridge, VA 22193;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 46 at 17121 Sea Skiff Way, Dumfries, VA 22026;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 166 at 17213 Continental Drive, Dumfries, VA 22026;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 30 at 16924 Takeaway Lane, Dumfries, VA 22026;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 90 at 13808 Cornwall Station Court, Gainesville, VA 20155;

NVR Inc., 11700 Plaza America Drive, Reston, VA 20190; for 1 \$150,000 SFD, Lot 16 at 4471 Weejun Loop, Woodbridge, VA 22192;

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD, Lot 9 at 7545 Hunter Woods Drive, Manassas, VA 20111 (contractor: Stanley Martin Companies, 1881 Campus Commons Drive, #101, Reston, VA 20191);

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD (Lot 7) at 9949 Summerwood Drive, Manassas, VA 20111 (contractor: Stanley Martin Companies, 1881 Campus Commons Drive, #101, Reston, VA 20191);

Neighborhoods V LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD, Lot 8 at 9939 Summerwood Drive, Manassas, VA 20111 (contractor: Stanley Martin Companies, 1881 Campus Commons Drive, #101, Reston, VA 20191);

Powells Neighborhoods II LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$150,000 SFD, Lot 28 at 3364 Soaring Circle, Woodbridge, VA 22193 (contractor: NVR Inc., 11700 Plaza America Drive, Reston, VA 20190);

Powells Neighborhoods II LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD, Lot 18 at 3324 Soaring Circle, Woodbridge, VA 22193 (contractor: Stanley Martin, 1881 Campus Commons Drive, #101, Reston, VA 20191);

Powells Neighborhoods II LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$159,000 SFD, Lot 111 at 15601 Habitat Court, Woodbridge, VA 22193 (contractor: Stanley Martin, 1881 Campus Commons Drive, #101, Reston, VA 20191);

Spriggs Neighborhoods LLC, 11111 Sunset Hills Road, #200, Reston, VA 20190; for 1 \$160,000 SFD, Lot 20 at 5836 Amanda Rose Lane, Woodbridge, VA 22193 (contractor: Stanley Martin Companies, 1881 Campus Commons Drive, #101, Reston, VA 20191).

New Single Family Attached

Basheer/Edgemoore Turtle Point LLC, 2071 Chain Bridge Road, #510, Vienna, VA 22182; for 2 \$175,000 TH, Lots 46 and 50 at 8007 and 8015 Turtle Creek Circle, Gainesville, VA 20155;

Basheer/Edgemoore Turtle Point LLC, 2071 Chain Bridge Road, #510, Vienna, VA 22182; for 4 \$175,000 TH, Lots 45, 47, 48, and 49 at 8005, 8009, 8011, and 8013 Turtle Creek Circle, Gainesville, VA 20155;

Bradley Square Neighborhoods LLC, 11111 Sunset Hills Road, Reston, VA 20190; for 5 \$175,000 TH, Lots 6, 7, 8, 9, and 10 at 8929, 8931, 8933, 8935, and 8937 Garrett Way, Manassas, VA 20112 (contractor: M/I Homes, 21355 Ridgetop Circle, #220, Sterling, VA 20166);

Heritage Hunt Residential LLC, 9841 Washingtonian Boulevard, #300, Gaithersburg, MD 20878; for 1 \$180,000 TH, Lot 85 at 6980 Kona Drive, Gainesville, VA 20155 (contractor: NVR Inc., 3926 Pender Drive, #200, Fairfax, VA 22030);

Miller and Smith at Victory Lakes IV LLC, 8401 Greensboro Drive, #450, McLean, VA 22102; for 5 \$150,000 TH, Lot 7, 8, 9, 10 and 11 at 11930, 11932, 11934, 11936, and 11938 Jade Lake Lane, Bristow, VA 20136 (contractor: Miller and Smith Homes, 969 Pine Grove Road, Leron, WA 25971);

Pulte Homes, 10600 Arrowhead Drive, #225, Fairfax, VA 22030; for 7 \$90,000 TH, Lots 27, 28, 29, 30, 31, 32, and 33

at 3939, 3941, 3943, 3945, 3947, 3949, and 3951 Madden Way, Dumfries, VA 22026.

New Condominiums

US Home Corporation, 7591 Coppermine Drive, Manassas, VA 20109; for 34 \$150,000 resid. condo at 4700, 4702, 4704, 4706, 4708, 4710, 4712, 4714, 4716, 4718, 4722, 4724, 4726, 4728, 4730, 4732, 4734, 4736, 4914, 4916, 4918, 4920, 4922, 4924, 4926, 4928, 4932, 4934, 4936, 4938, 4940, 4942, 4944, and 4946 Dana Ridge Circle, Woodbridge VA 22193.

Residential Totals

New Single Family Detached: 39
New Single Family Attached: 24
New Condominiums: 34

Commercial

4001 Prince William Parkway LLC, 4320 Prince William Parkway, #113, Woodbridge, VA 22192; for 1 \$75,000, alteration/repair - Insight Imaging at 4001 Prince William Parkway, #101, Woodbridge, VA 22192 (contractor: John Ryan Electric Inc., 149 Camelot Drive, Plymouth, MA 02360);

Haymarket (E&A) LLC, P.O. Box 528, Columbia, SC 29202; for 1 \$150,000, tenant layout - Sleepy's at 6404 Trading Square, Haymarket, VA 20169;

Leglcarlotsudley LLC, 9212 Park Avenue, Manassas, VA 20110; for 1 \$40,000, tenant layout - Kute Nails at 8607 Sudley Road, Manassas, VA 20110 (contractor: Atlantic Contracting Group Inc., 3141 Manor Road, Falls Church, VA 22042);

Mall at Potomac Mills LLC, P.O. Box 6120, Indianapolis, IN 46206; for 1 \$150,000, alteration/repair - Carters Babies & Kids at 2700 Potomac Mills Circle, #221, Woodbridge, VA 22192 (contractor: Craig Construction Services Inc., 1063 East Memorial Drive, Dallas, GA 30132);

Mall at Potomac Mills LLC, P.O. Box 6120, Indianapolis, IN 46206; for 1 \$165,000, tenant layout - Easy Spirit Outlet at 2700 Potomac Mills Circle, #154, Woodbridge, VA 22192 (contractor: Dan Kuykendall Enterprises Inc., 2210 Meadows Lane, Sherman, TX 75092);

Manassas Mall SC Corporation, 383 Madison Avenue, New York, NY 10179; for 1 \$234,162, alteration/repair - Walmart Store #1825 at 8386 Sudley Road, Manassas, VA 20109 (contractor: SB Conrad Inc., P.O. Box 251, Chester Heights, PA 19017);

Old Bridge Retail Investments LLC, 1545 Faraday Avenue, Carlsbad, CA 92008; for 1 \$500,000, tenant layout - Navy Federal Credit Union at 12520 Dillingham Square, Woodbridge, VA 22192;

Portsmouth Plaza LLC, 270 Commerce Drive, Rochester, NY 14623; for 1 \$225,000, tenant layout - Jimmy John's at 10376 Portsmouth Road, Manassas, VA 20109 (contractor: J & K Project Management Consultants, 350 McDonnell Street, Lewisville, TX 75057);

Prince William County Board of Supervisors, 1 County Complex Court, Woodbridge, VA 22192; for 1 \$243,545, interior alteration/repair - Prince William County Owens Building at 3 County Complex Court;

Signature Building LLC, P.O. Box 1574, Newington, VA 22122; for 1 \$45,000, tenant layout - Innovative Management Strategists at 4500 Pond Way, #240, Woodbridge, VA 22192 (contractor: Long Company of Virginia Inc., 8253 Backlick Road, Suite J, Lorton, VA 22079);

Suncap Manassas - J. Flint McNaughton, 6101 Carnegie Boulevard, #180, Charlotte, NC 28209; for 1 \$11,137,738, new structure - Fedex Ground Distribution Center and Warehouse at 7303 Cushing Road, Manassas, VA 20109 (contractor: Jim Cooper Construction Company Inc., 5004 5th Avenue South, Birmingham, AL 35212);

Tackett's Mill Center LLC, 8405 Greensboro Drive, #830, McLean, VA 22102; for 1 \$76,680, tenant layout - Statements the Salon at 2253 Old Bridge Road, Woodbridge, VA 22192;

Virginia Gateway Promenade LC, 12500 Fair Lakes Circle, #400, Fairfax, VA 22033; for 1 \$140,000, footing and foundation - Uncle Julio's at 13920 Promenade Commons Street, Gainesville, VA 20155 (contractor: Herman/Stewart Construction and Development Inc., 4550 Forbes Boulevard, #200, Lanham, MD 20706).

Land Use Applications Approved Land Use Applications Accepted

Since October 2014, The Prince William Newsletter has been unable to obtain reports from the county on approved and accepted administrative land use applications such as site plans and subdivisions. Apparently, when the county made changes to its information systems, detailed reports could no longer be generated. We are working with county staff to see if the problem can be resolved.

New Rezoning and Special Use Permit Applications

REZ 2015-20005 (Accepted 01/09/15) - Cabela's Rezoning (Gateway Branch LC, address n/a); application to rezone 13.3 acres from M-1, Heavy Industrial, and A-1, Agricultural, to B-1, General Business, to permit retail uses (Cabela's outdoor gear), 5231, 5351, 5921 Wellington Branch

Rd., approximately 100 feet northwest of the intersection of Wellington Branch Rd. and Limestone Dr., GPIN# 7397-94-3286, 7397-94-4053, 7397-94-6011, Brentsville District.

REZ2015-20006 (Accepted 01/26/15) - Mitchell Property Rezoning (Garber Properties, LLC, 13270 Minnieville Rd., Woodbridge, VA 22192); application to rezone approx. 4.37 acres from A1, Agricultural, to B-1, General Business, to allow a full-service boat and recreational vehicle center with services to include sale and rental of boats and RVs and commercial parking, located on Minnieville Rd., approx. 1/3 of a mile north of Minnieville Rd. and Caton Hill Rd., GPIN# 8292-66-7260, 8292-66-7924, Occoquan District.

REZ2015-20009 (Accepted 01/26/15) - Liberia Investments Property Rezoning (Garber Properties LLC, 13270 Minnieville Rd., Woodbridge, VA 22192); application to amend the existing proffered conditions (REZ PLN#2000-0055) prohibiting a boat and RV center but allows more intense uses to allow retail sale of new or used motor homes, travel trailers, recreational trailers, and camper coaches for trucks, including repair shop or service department and storage, and possible sale, storage, servicing of pleasure boats and small craft on 2.88 acres zoned B-1, General Business, located on Garber Way, approx. one-tenth of a mile north of its intersection with Minnieville Rd., GPIN# 8292-56-6650, 8292-56-7958, 8292-56-9162, Occoquan District.

SUP2015-20009 (Accepted 01/26/15) - Mitchell Property Special Use Permit (Garber Properties LLC, 13270 Minnieville Rd., Woodbridge, VA 22192); special use permit to allow boat sales, commercial parking, motor vehicle repair and service, and motor vehicle sales, rental, or lease (limited and recreational), and to permit a watchman's dwelling as a secondary use on 4.37 acres zoned B-1, located on Minnieville Rd., approx. 1/3 of a mile north of Minnieville Rd. and Caton Hill Rd., GPIN# 8292-66-7260, 8292-66-7924, Occoquan District.

SUP2015-20010 (Accepted 01/23/15) - CWS Site 64 - Catharpin Telecommunications Monopine (CWS VII, 2800 South Shirlington Rd., Suite 716, Arlington, VA 22206); special use permit to allow construction of a 145-ft. telecommunications monopine (with 5-ft. lightning rod at the top) within 40 ft. by 80-ft. fenced compound on 10 acres zoned agricultural; applicant also requests 3 associated setback waivers from adjacent A-1 zoned property, 5513 Catharpin Rd., Gainesville, GPIN# 7498-07-7287, Gainesville District, (agent: Edward Donohue (Donohue & Stearns, PLC), 117 Oronoco St., Alexandria, VA 22314).

SUP2015-20011 (Accepted 01/26/15) - Liberia Investments Special Use Permit (Garbar Properties, LLC, 13270 Minnieville Rd., Woodbridge, VA 22192); special use permit to allow retail sale of new or used motor homes, travel trailers, recreational trailers, and camper coaches for trucks, including repair shop or service department and storage, and possible sale, storage, servicing of pleasure boats and small

craft on 2.88 acres zoned B-1, General Business, located on Garber Way, approx. one-tenth of a mile north of its intersection with Minnieville Rd., GPIN# 8292-56-6650, 8292-56-7958, 8292-56-9162, Occoquan District.

Real Estate Transactions of Interest Jan. 26 through Feb. 20, 2015

Commercial/Land

City of Manassas, Virginia, to Redoubt Road, LLC, 12508 Braddock Road, Fairfax, VA 22030; sale on 01/27/15 of Lot 1DB, 7.08 acres, vacant, commercial, zoned I-2, at 10560 Redoubt Road, Manassas, VA 20110, land assessed in 2014 at \$1,792,000 (\$1,050,000 trust with First Virginia Community Bank), tax map 091-01-00-1DB; \$1,175,000 (Instrument# 201501270006437).

Steaks of Manassas, to Ventura Investment Group, LLC, 10007 Pouring Rain Place, Nokesville, VA 20181; sale on 01/28/15 of Parcel A, 1.13 acres, improved, commercial, zoned B-1, at 8509 Rixlew Lane, Manassas, VA 20109, 7,236 finished sq. ft., 1-story restaurant, built in 1986; land assessed in 2014 at \$355,800, improvements assessed at \$602,400, total 2014 assessment is \$958,200 (\$560,000 trust with PNC Bank, N.A.), GPIN# 7696-75-5593; \$700,000 (Instrument# 201501280006651).

HB Investments, LLC, to Our Family's Olive Oil, LLC, 9239 Mike Garcia Drive, Manassas, VA 20109; sale on 01/30/15 of Condo Unit(s) 10, Hornbaker Condominium Association IV, improved, commercial, zoned M-1, at 9239 Mike Garcia Drive, Manassas, VA 20109, 2,250 finished sq. ft., 1-story warehouse condo, built in 2008; land assessed in 2014 at \$30,600, improvements assessed at \$227,300, total 2014 assessment is \$257,900 (\$221,850 trust with Sandy Spring Bank), GPIN# 7596-80-0304.01; \$261,000 (Instrument# 201501300007479).

Leo T. and Mary Ellen Thibodeau, to 9208 Venture Court, Suite C1, LLC, 9208 Venture Court, Suite C1, Manassas Park, VA 20111; sale on 01/30/15 of Condo Unit(s) 9208-C, L & M Warehouses Condominium, 0.20 acres, improved, commercial, zoned I-1, at 9208 Venture Court, Suite C1, Manassas Park, VA 20111, 8,882 finished sq. ft., warehouse condo, built in 2013; land assessed in 2014 at \$52,200, improvements assessed a \$85,800, total 2014 assessment is \$136,000 (\$174,700 trust with Capital Bank, N.A.), tax map 25-3-9208C; \$218,000 (Instrument# 201501300007652).

Bethany Properties, LLC, to Barry R. Duvall, 8964 Mike Garcia Drive, Manassas, VA 20109; sale on 02/03/15 of Condo Unit(s) 33, Hornbaker Condominium Association II, improved, commercial, zoned M-1, at 8964 Mike Garcia Drive, Manassas, VA 20109, 2,100 finished sq. ft., 1-story

warehouse condo, built in 2005; land assessed in 2014 at \$28,800, improvements assessed at \$219,200, total 2014 assessment is \$248,000 (\$212,000 trust with Wells Fargo Bank, N.A.), GPIN# 7596-61-9832.01; \$265,000 (Instrument# 201502030008563).

Gateway Business Center, Limited Partnership, to Osom Properties, LLC, 7679 Limestone Drive, Unit 125, Gainesville, VA 20155; sale on 02/03/15 of Condo Unit(s) 125, Building B, Gateway Business Center, improved, commercial, zoned M-1, at 7679 Limestone Drive, Gainesville, VA 20155, Gainesville District, 2,622 finished sq. ft., 1-story warehouse condo, built in 2007; land assessed in 2014 at \$80,400, improvements assessed at \$245,000, total 2014 assessment is \$325,400 (\$511,300 trust with Wells Fargo Bank), GPIN# 7497-02-3417.01; \$400,000 (Instrument# 201502030008443).

Jenny Lee Williams Gochoel, et al, to CM7 Woodbridge, LLC, 18900 Dallas Parkway, Suite 125, Dallas, TX 75287; sale on 02/03/15 of Parcel 2 57-1-42B, Block 4, Hornbaker Subdivision, 0.87 acres, improved, commercial, zoned B-1, at 1307 Devils Reach Road, Woodbridge, VA 22192, 3,523 finished sq. ft., 1-story fast food restaurant, built in 1984; land assessed in 2014 at \$655,100, improvements assessed at \$474,100, total 2014 assessment is \$1,129,200, GPIN# 8393-80-4870; \$625,000 (Instrument# 201502030008520).

Southpoint Business Center, LLC, to COPT DC-12, LLC, 6711 Columbia Gateway Drive, Suite 300, Columbia, MD 21046; sale on 02/09/15 of Parcel A, Southpointe Business Center, 2.75 acres, vacant, commercial, zoned M-2, at 7086 Wellington Road, Manassas, VA 20109, not yet assessed for 2015, Lot 1, Southpointe Business Center, 7.36 acres, vacant, commercial, zoned M-2, at 7050 Wellington Road, Manassas, VA 20109, not yet assessed for 2015, Lot 2, Southpointe Business Center, 5.39 acres, vacant, commercial, zoned M-2, at 7060 Wellington Road, Manassas, VA 20109, not yet assessed for 2015, Lot 3, Southpointe Business Center, 5.33 acres, vacant, commercial, zoned M-2, at 7070 Wellington Road, Manassas, VA 20109, not yet assessed for 2015, Lot 4, Southpointe Business Center, 5.42 acres, vacant, commercial, zoned M-2, at 7080 Wellington Road, Manassas, VA 20109, not yet assessed for 2015, GPIN# 7596-17-0706, 7596-18-6021, 7596-17-4587, 7596-17-2960, 7596-17-1332; \$8,860,000 (Instrument# 201502090009838).

Oxenhead, LLC, to Euro Group, LLC, 12082 Serenity Place, Nokesville, VA 20181; sale on 02/10/15 of Condo Unit(s) 8569-C, Stonewall Acres Professional Center Condominium, improved, commercial, zoned O(L), at 8569C Sudley Road, Manassas, VA 20110, 1,414 finished sq. ft., 1-story office condo, built in 1982; land assessed in 2014 at \$37,500, improvements assessed at \$116,600, total 2014 assessment is \$154,100, Condo Unit(s) 8569-D, Stonewall Acres Professional Center Condominium, improved, commercial, zoned O(L), at 8569D Sudley Road, Manassas,

VA 20110, 707 finished sq. ft., 1-story office condo, built in 1982; land assessed in 2014 at \$18,200, improvements assessed at \$58,900, total 2014 assessment is \$77,100, GPIN# 7796-05-7316.02, 7796-05-7419.02; \$220,000 (Instrument# 201502100010352).

The Glen Professional Center, LLC, to Chick-fil-A, Inc., 5200 Buffington Road, Atlanta, GA 30349; sale on 02/11/15 of Lot 3A2A1, Phase 6, The Glen, 1.38 acres, vacant, commercial, zoned B-1, at 4101 Old Bridge Road, Woodbridge, VA 22192, not separately assessed, GPIN# 8192-50-6905; \$1,625,000 (Instrument# 201502110010911).

ZFC of Virginia, LLC, to Alternative Paths Training School, Inc., 5632 Mount Vernon Memorial Highway, Alexandria, VA 22309; sale on 02/11/15 of Parcel 113-1-74A1, 0.78 acres, improved, commercial, zoned B-1, at 8509 Barrett Drive, Manassas, VA 20109, 6,361 finished sq. ft., 2-story daycare center, built in 1964; land assessed in 2014 at \$255,500, improvements assessed at \$150,700, total 2014 assessment is \$406,200 (\$2,200,000 trust with Capital Bank, N.A.), GPIN# 7696-86-8233; \$2,750,000 (Instrument# 201502110010969).

The Glen Professional Center, LLC, to Tribute at The Glen, LLC, 2802 Paces Ferry Road, SE, Suite 200, Atlanta, GA 30339; sale on 02/12/15 of Lot 3A2A2, Phase 6, The Glen, 2.97 acres, vacant, commercial, zoned B-1, at 4151 Old Bridge Road, Woodbridge, VA 22192, not separately assessed until 2015, GPIN# 8192-59-5981; \$2,400,000 (Instrument# 201502120011279).

Issam S. Rizkallah, Erika L. Rizkallah and Ibtissam Rizkallah, to Edge Concrete Company, 9508 Tarvie Circle, Bristow, VA 20136; sale on 02/18/15 of Lot 71, Grey Industrial, 0.75 acres, improved, commercial, zoned I-1, at 9418 Prince William Street, Manassas, VA 20110, 1,092 finished sq. ft., 1.75 story office building (1-3 units), built in 1942; land assessed in 2014 at \$345,500, improvements assessed at \$114,800, total 2014 assessment is \$460,300, Lot 72, Grey Industrial, 0.50 acres, improved, commercial, zoned I-1, at 9416 Prince William Street, Manassas, VA 20110, 748 finished sq. ft., 1-story office building (1-3 units), built in 1950; land assessed in 2014 at \$233,000, improvements assessed at \$68,800, total 2014 assessment is \$301,800 (\$420,000 trust with Middleburg Bank), tax map 101-01-00-72 101-01-00-71; \$474,500 (Instrument# 201502180011994).

Marina Landing Associates, LLC, to Harborsidemarket, LLC, c/o Yared K. Araya, 6342 Brocketts Crossing, Alexandria, VA 22315; sale on 02/18/15 of Condo Unit(s) 13, Marina Landing Condominium, improved, commercial, zoned PMD, at 571 Harbor Side Street, Woodbridge, VA 22191, 1,250 finished sq. ft., 1-story commercial condo, built in 2014; land assessed in 2014 at \$149,000, improvements assessed at \$2,000, total 2014 assessment is \$151,000 (\$276,000 trust with John Marshall Bank), GPIN# 8492-43-3795.01; \$345,000 (Instrument# 201502180012191).

Euclid Avenue Investors, Inc., to GS Euclid, LLC, c/o The Goldstar Group, 4630 Montgomery Avenue, Suite 600, Bethesda, MD 20814; sale on 02/19/15 of Lot 147D, 10.00 acres, improved, commercial, zoned I-2, at 9061 Euclid Avenue, Manassas, VA 20110, 1-story warehouse Building 1 (Sec. 1-16,881 sq. ft., built in 1977, Sec. 2-75,000 sq. ft., built in 1977, Sec. 3-69,608 sq. ft., built in 1990, Sec. 4-24,840 sq. ft., built in 1990, Sec. 5-1,700 sq. ft., built in 1990, Sec 6-1,202 sq. ft., built in 1998, Sec. 7-1,518 sq. ft., built in 1998) and Building 2 (Sec. 1-3,486 sq. ft., built in 1977, Sec. 2-1,288 sq. ft., built in 1977) land assessed in 2014 at \$2,722,500, improvements assessed at \$6,206,800, total 2014 assessment is \$8,929,300 (\$6,975,000 trust with Cantor Commercial Real Estate Landing, LP), tax map 100-01-00-147D; \$9,351,000 (Instrument# 201502190012404).

Oxenhead, LLC, to George Mazeveski, 10016 Esteppe Drive, Manassas, VA 20111; sale on 02/19/15 of Condo Unit(s) 8569-E, Stonewall Acres Professional Center Condominium, improved, commercial, zoned O(L), at 8569E Sudley Road, Manassas, VA 20110, 1,346 finished sq. ft., 1-story office condo, built in 1982; land assessed in 2014 at \$36,200, improvements assessed at \$110,500, total 2014 assessment is \$146,700, GPIN# 7796-05-7118.02; \$147,000 (Instrument# 201502190012346).

Elizabeth E. and Steven G. Novak, to Mark Tudor, 7790 Progress Court, Gainesville, VA 20155; sale on 02/20/15 of Lot 1A, Research Industrial Park, 1.19 acres, vacant, commercial, zoned M-1, at 7700 General McClellan Road, Manassas, VA 20109, land assessed in 2014 at \$335,800, GPIN# 7597-12-2505; \$616,809 (Instrument# 201502200012917).

Residential/Lots

Crayons to Perfume, LLC, to Daniel and Crystal Couch, 12770 Slate Bridge Court, Nokesville, VA 20181; sale on 01/26/15 of Lot 1, Section 1, Andrews Crossing, 10.04 acres, vacant, SFD, zoned Agricultural, at 12770 Slate Bridge Court, Nokesville, VA 20181, land assessed in 2014 at \$209,500, GPIN# 7593-40-1494; \$185,000 (Instrument# 201501260006136).

GW Farm, to Neighborhoods V, LLC, 11111 Sunset Hills Road, Suite 200, Reston, VA 20190; sale on 01/26/15 of Parcel 157-1-1, 142.68 acres, improved, SFD, zoned Agricultural, at 13750 Shelter Lane, Haymarket, VA 20169, Gainesville District, 1,211 finished sq. ft., 1.5 story SFD with 3 bedrooms, 2 bathrooms, built in 1901; land assessed in 2014 at \$1,427,100, improvements assessed at \$114,900, total 2014 assessment is \$1,456,600, Parcel C, 17.38 acres, vacant, SFD, zoned Agricultural, at 13700 Shelter Lane, Haymarket, VA 20169, Gainesville District, land assessed in 2014 at \$284,300, Parcel B, 20.08 acres, vacant, SFD, zoned Agricultural, at 13650 Shelter Lane, Haymarket, VA 20169, Gainesville

District, land assessed in 2014 at \$311,900, improvement assessed at \$700, total 2014 assessment is \$312,600, Parcel A, 10.97 acres, improved, SFD, zoned Agricultural, at 13608 Shelter Lane, Haymarket, VA 20169, Gainesville District, 2,840 finished sq. ft., 2-story SFD with 5 bedrooms, 3 bathrooms, built in 1950; land assessed in 2014 at \$219,000, improvements assessed at \$117,300, total 2014 assessment is \$336,300, GPIN# 7300-75-3208, 7300-84-0754, 7300-85-1275, 7300-76-9079; \$3,040,000 (Instrument# 201501260006008).

May's Quarter, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 01/27/15 of Lot 16, Phase 3, Mays Quarter, 0.25 acres, vacant, SFD, zoned PMR, at 4471 Weejun Loop, Woodbridge, VA 22192, not yet individually assessed, GPIN# 8193-34-4270; \$278,501 (Instrument# 201501270006404).

Wentworth Development Company, Inc., to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 01/27/15 of Lot 60, Section 5, Wentworth Green, 0.07 acres, vacant, TH, zoned PMR, at 13745 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, Lot 61, Section 5, Wentworth Green, 0.05 acres, vacant, TH, zoned PMR, at 13747 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, Lot 62, Section 5, Wentworth Green, 0.05 acres, vacant, TH, zoned PMR, at 13749 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, Lot 63, Section 5, Wentworth Green, 0.05 acres, vacant, TH, zoned PMR, at 13751 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, Lot 64, Section 5, Wentworth Green, 0.05 acres, vacant, TH, zoned PMR, at 13753 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, Lot 65, Section 5, Wentworth Green, 0.07 acres, vacant, TH, zoned PMR, at 13755 Seneca Drive, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, GPIN# 7397-90-2736, 7397-90-2436, 7397-90-2237, 7397-90-1937, 7397-90-1737, 7397-90-1437; \$900,000 (Instrument# 201501270006158).

GSB Land, LLC, to Classic Concept Builders of Virginia, LLC, 12876 Classic Springs Drive, Manassas, VA 20112; sale on 01/30/15 of Lot 6, Classic Ridge on the Occoquan, 1.32 acres, vacant, SFD, zoned SR-1, at 11673 Kahns Road, Manassas, VA 20112, land assessed in 2014 at \$143,100, Lot 13, Classic Ridge on the Occoquan, 1.51 acres, vacant, SFD, zoned SR-1, at 11674 Kahns Road, Manassas, VA 20112, land assessed in 2014 at \$144,100, GPIN# 7994-00-9533, 7994-00-5218; \$370,000 (Instrument# 201501300007271).

Cannon Bluff Estates, LLC, to Antoine and Taryn White, 11829 Cascabel Court, Woodbridge, VA 22192; sale on 02/02/15 of Lot 4, Cannon Bluff Estates, 1.13 acres, vacant, SFD, zoned SR-1, at 11829 Cascabel Court, Woodbridge, VA 22192, land assessed in 2014 at \$161,200

(\$632,000 trust with Sandy Spring Bank), GPIN# 8093-78-7905; \$225,000 (Instrument# 201502020007934).

Wentworth Development Company, Inc., to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 02/02/15 of Lot 96, Section 5, Wentworth Green, 0.21 acres, vacant, SFD, zoned PMR, at 13821 Cornwall Station Court, Gainesville, VA 20155, Gainesville District, not yet individually assessed for 2015, GPIN# 7397-80-4722; \$210,000 (Instrument# 201502020008091).

Claudia C. and Henry L. Colvin and Patricia J. and Victor Mario Paruzzi, to Homes for Our Troops, Inc., 6 Main Street, Taunton, MA 02780; sale on 02/03/15 of Lot 2, Wilsons Ridge Subdivision, 4.47 acres, vacant, SFD, zoned Agricultural, at 14522 Lightner Road, Haymarket, VA 20169, Gainesville District, land assessed in 2014 at \$136,800, GPIN# 7399-32-1648; \$190,000 (Instrument# 201502030008595).

May's Quarter, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/03/15 of Lot 67, Phase 4, Mays Quarter, 0.14 acres, vacant, SFD, zoned PMR, at 4549 Cotswold Manor Loop, Woodbridge, VA 22192, not yet individually assessed for 2015, GPIN# 8193-33-5998; \$239,616 (Instrument# 201502030008586).

Cannon Bluff Estates, LLC, to Bryant L. and Rebecca J. Martin, et al, 5209 Trunnion Trail, Woodbridge, VA 22192; sale on 02/04/15 of Lot 28, Cannon Bluff Estates, 1.21 acres, vacant, SFD, zoned SR-1, at 5209 Trunnion Trail, Woodbridge, VA 22192, land assessed in 2014 at \$161,700, GPIN# 8093-77-1445; \$200,000 (Instrument# 201502040008863).

Evergreen Estates, LLC, to Colin Gene Stiles and Jacqueline Michelle Stiles, 15670 Hunton Lane, Haymarket, VA 20169; sale on 02/06/15 of Lot 5A, Evergreen Estates, 10.00 acres, vacant, SFD, zoned Agricultural, at 15670 Hunton Lane, Haymarket, VA 20169, Gainesville District, land assessed in 2014 at \$209,100, GPIN# 7200-58-6327; \$300,000 (Instrument# 201502060009547).

The Drees Company, to Robert J. Zelnick, Trustee, 12610 Lake Ridge Drive, Woodbridge, VA 22192; sale on 02/09/15 of Lot 11, Block A, John S. Barr's Subdivision, 0.26 acres, vacant, SFD, zoned Village (similar to RPC), at 4023 Bradys Hill Road, Triangle, VA 22172, land assessed in 2014 at \$77,800, Lot 10, Block A, John S. Barr's Subdivision, 0.19 acres, vacant, SFD, zoned Village (similar to RPC), at 4017 Bradys Hill Road, Triangle, VA 22172, land assessed in 2014 at \$56,300, Lot 9, Block A, John S. Barr's Subdivision, 0.21 acres, vacant, SFD, zoned Village (similar to RPC), at 4015 Bradys Hill Road, Triangle, VA 22172, land assessed in 2014 at \$63,300, Lot 8, Block A, John S. Barr's Subdivision, 0.22 acres, vacant, SFD, zoned Village (similar to RPC), at 4011 Bradys Hill Road, Triangle, VA 22172, land assessed in 2014 at \$66,600, Lot 7, Block A, John S. Barr's Subdivision, 0.22 acres, vacant, SFD, zoned Village (similar to RPC), at 4013

Bradys Hill Road, Triangle, VA 22172, land assessed in 2014 at \$65,600, GPIN# 8188-66-7518, 8188-66-8115, 8188-66-8410, 8188-66-9210, 8188-66-9304; \$345,753 (Instrument# 201502090010206).

May's Quarter, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/10/15 of Lot 40, Phase 3, Mays Quarter, 0.15 acres, vacant, SFD, zoned PMR, at 4508 Ellery Court, Woodbridge, VA 22192, lots not individually assessed until 2015, GPIN# 8193-35-1313; \$239,616 (Instrument# 201502100010562).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/18/15 of Lot 4, Section 1, Phase 2B, Harbor Station, 0.19 acres, vacant, SFD, zoned PMR, at 17104 Silver Arrow Drive, Dumfries, VA 22026, land assessed in 2014 at \$184,100, Lot 13, Section 1, Phase 2B, Harbor Station, 0.18 acres, vacant, SFD, zoned PMR, at 17068 Silver Arrow Drive, Dumfries, VA 22026, land assessed in 2014 at \$183,900, Lot 22, Section 1, Phase 2B, Harbor Station, 0.25 acres, vacant, SFD, zoned PMR, at 17008 Silver Arrow Drive, Dumfries, VA 22026, land assessed in 2014 at \$187,000, Lot 31, Section 1, Phase 2B, Harbor Station, 0.20 acres, vacant, SFD, zoned PMR, at 17025 Silver Arrow Drive, Dumfries, VA 22026, land assessed in 2014 at \$184,700, Lot 45, Section 1, Phase 2B, Harbor Station, 0.17 acres, vacant, SFD, zoned PMR, at 17093 Silver Arrow Drive, Dumfries, VA 22026, land assessed in 2014 at \$183,400, GPIN# 8389-06-8619, 8389-06-7882, 8389-07-6934, 8389-17-0035, 8389-06-9841; \$1,233,750 (Instrument# 201502180012244).

Powell's Neighborhoods II, LLC, to NVR, Inc., 3850 Fettler Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/18/15 of Lot 12, Section 1, Cardinal Grove at Eagles Point, 0.23 acres, vacant, SFD, zoned R-4, at 15636 Wingspan Court, Woodbridge, VA 22193, land assessed in 2014 at \$143,700, GPIN# 8290-28-9245; \$199,000 (Instrument# 201502180011887).

Wentworth Development Company, Inc., to NVR, Inc., 3926 Pender Drive, Suite 200, Fairfax, VA 22030; sale on 02/18/15 of Lot 95, Section 5, Wentworth Green, 0.21 acres, vacant, SFD, zoned PMR, at 13825 Cornwall Station Court, Gainesville, VA 20155, Gainesville District, not yet individually assessed, GPIN# 7397-80-4025; \$210,000 (Instrument# 201502180012216).

Conrad C. Hylton, et al, Executors of the Estate of Cecil D. Hylton, to Hidden Creek Community, LLC, 5593 Mapledale Plaza, Dale City, VA 22193; sale on 02/19/15 of Lot 5, Hidden Creek, 1.08 acres, vacant, SFD, zoned SR-1, at 13654 Hidden Creek Road, Manassas, VA 20112, Coles District, land assessed in 2014 at \$159,000, Lot 8, Hidden Creek, 1.84 acres, vacant, SFD, zoned SR-1, at 13651 Hidden Creek Road, Manassas, VA 20112, Coles District, land assessed in 2014 at \$162,400, Lot 6, Hidden Creek, 1.86 acres, vacant, SFD, zoned SR-1, at 13664 Hidden Creek Road,

THE PRINCE WILLIAM NEWSLETTER

Manassas, VA 20112, Coles District, land assessed in 2014 at \$162,400, GPIN# 7992-24-3360, 7992-24-6088, 7992-24-5038; \$540,000 (Instrument# 201502190012486).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/19/15 of Lot 66, Section 3, Phase 2A, Harbor Station, 0.14 acres, vacant, SFD, zoned PMR, at 2300 Harmsworth Drive, Dumfries, VA 22026, land assessed in 2014 at \$182,000, Lot 121, Section 3, Phase 2A, Harbor Station, 0.13 acres, vacant, SFD, zoned PMR, at 2431 Gloucester Pointe Drive, Dumfries, VA 22026, land assessed in 2014 at \$181,100, Lot 139, Section 3, Phase 2A, Harbor Station, 0.12 acres, vacant, SFD, zoned PMR, at 16941 Takeaway Lane, Dumfries, VA 22026, land assessed in 2014 at \$180,900, Lot 30, Section 3, Phase 2A, Harbor Station, 0.14 acres, vacant, SFD, zoned PMR, at 16924 Takeaway Lane, Dumfries, VA 22026, land assessed in 2014 at \$181,800, Lot 122, Section 3, Phase 2A, Harbor Station, 0.15 acres, vacant, SFD, zoned PMR, at 17200 Continental Drive, Dumfries, VA 22026, land assessed in 2014 at \$182,400, Lot 157, Section 3, Phase 2A, Harbor Station, 0.14 acres, vacant, SFD, zoned PMR, at 17128 Sea Skiff Way, Dumfries, VA 22026, land assessed in 2014 at \$182,000, GPIN# 8289-97-6221, 8289-96-0482, 8289-97-1418, 8289-97-2643, 8289-96-0987, 8289-96-3995; \$1,134,000 (Instrument# 201502190012565).

Harbor Station Communities, LLC, to NVR, Inc., 3850 Fettle Park Drive, Suite 201, Dumfries, VA 22025; sale on 02/19/15 of Lot 27, Section 2, Phase 2A, Harbor Station, 0.16 acres, vacant, SFD, zoned PMR, at 17115 Gullwing Drive, Dumfries, VA 22026, land assessed in 2014 at \$182,700, Lot 11, Section 2, Phase 2A, Harbor Station, 0.15 acres, vacant, SFD, at 17148 Gullwing Drive, Dumfries, VA 22026, land assessed in 2014 at \$182,300, GPIN# 8289-86-2715, 8289-85-3575; \$451,500 (Instrument# 201502190012553).

Crayons to Perfume, LLC, to M. Jamil Kabbara and Chifa Dia Kabbara, 9234 Big Springs Loop, Bristow, VA 20136; sale on 02/20/15 of Lot 5, Section 2, Andrews Crossing, 10.01 acres, vacant, SFD, zoned Agricultural, at 12920 Slate Bridge Court, Nokesville, VA 20181, land assessed in 2014 at \$167,400, GPIN# 7592-48-7498; \$250,000 (Instrument# 201502200012965).

ESC Ferlazzo, LC, to D.R. Horton, Inc., 1356 Beverly Road, Suite 300, Vienna, VA 22101; sale on 02/20/15 of Lot 12, Liberty Manor, 0.19 acres, vacant, SFD, zoned PMR, at 14769 Bell Tower Road, Woodbridge, VA 22193, land assessed in 2014 at \$166,700, Lot 13, Liberty Manor, 0.19 acres, vacant, SFD, zoned PMR, at 5704 Liberty Manor Circle, Woodbridge, VA 22193, land assessed in 2014 at \$166,600, Lot 14, Liberty Manor, 0.16 acres, vacant, SFD, zoned PMR, at 5700 Liberty Manor Circle, Woodbridge, VA 22193, land assessed in 2014 at \$166,400, Lot 15, Liberty Manor, 0.16 acres, vacant, SFD, zoned PMR, at 5696 Liberty Manor Circle, Woodbridge, VA 22193, land assessed in 2014

at \$166,300, Lot 39, Liberty Manor, 0.16 acres, vacant, SFD, zoned PMR, at 5695 Liberty Manor Circle, Woodbridge, VA 22193, land assessed in 2014 at \$166,300, GPIN# 8091-35-9862, 8091-45-0452, 8091-45-0746, 8091-45-1041, 8091-35-9632; \$1,007,500 (Instrument# 201502200013022).

Joy J. Kidd, to E&B Homes, LLC, 13822 Foggy Hills Court, Clifton, VA 20124; sale on 02/20/15 of Parcel , 0.48 acres, improved, SFD, zoned R2S, at 9520 Main Street, Manassas, VA 20110, 1.980 finished sq. ft., 2-story SFD with 4 bedrooms, 2 bathrooms, built in 1920; land assessed in 2014 at \$107,000, improvements assessed at \$217,000, total 2014 assessment is \$324,000 (\$273,000 trust with R & F Commercial Debt and Equity, LLC), tax map 101-01-00-135; \$215,000 (Instrument# 201502200012978).

New Home Sales

K. Hovnanian at Dominion Crossing, LLC, to Steven Edward Campbell and Christie Laura Campbell, 9042 Belo Gate, Manassas Park, VA 20111; sale on 01/26/15 of Lot 42, Dominion Crossing, 1,600.00 sq. ft., improved, TH, zoned PUD, at 9042 Belo Gate, Manassas Park, VA 20111, new home, details not available; land assessed in 2014 at \$57,000 (\$309,700 trust with K. Hovnanian American Mortgage, LLC), tax map 30-3-51; \$326,000 (Instrument# 201501260006029).

Meridian Land Holdings, LLC, to Mary F. Spring and Sarah Wise and Anthony Wise, 10867 Parkgate Drive, Nokesville, VA 20181; sale on 01/26/15 of Lot 16, Old Church Estates, 10.14 acres, improved, SFD, zoned Agricultural, at 10867 Parkgate Drive, Nokesville, VA 20181, 4,708 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$209,700, improvements assessed at \$198,900, total 2014 assessment is \$408,600 (\$519,000 trust with Fidelity Bank Mortgage), GPIN# 7692-28-8149; \$759,000 (Instrument# 201501260005874).

NVR, Inc., to Emily Abbott, 13756 Seneca Drive, Gainesville, VA 20155; sale on 01/26/15 of Lot 6, Section 5, Wentworth Green, 0.07 acres, improved, TH, zoned PMR, at 13756 Seneca Drive, Gainesville, VA 20155, Gainesville District, 2,400 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed for 2015 (\$417,000 trust with George Mason Mortgage, LLC), GPIN# 7397-90-1251; \$453,685 (Instrument# 201501260006078).

NVR, Inc., to Dalila Dougly and Nicolas Michel, 13752 Seneca Drive, Gainesville, VA 20155; sale on 01/27/15 of Lot 8, Section 5, Wentworth Green, 0.05 acres, improved, TH, zoned PMR, at 13752 Seneca Drive, Gainesville, VA 20155, Gainesville District, 2,208 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2014; not yet individually assessed for 2015 (\$345,260 trust with George Mason

Mortgage, LLC), GPIN# 7397-90-1751; \$431,575 (Instrument# 201501270006414).

NVR, Inc., to Jennifer Santullo, 13804 Cornwall Station Court, Gainesville, VA 20155; sale on 01/27/15 of Lot 89, Section 5, Wentworth Green, 0.18 acres, improved, SFD, zoned PMR, at 13804 Cornwall Station Court, Gainesville, VA 20155, Gainesville District, new home, details not available; not yet individually assessed for 2015 (\$511,636 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-80-6839; \$639,546 (Instrument# 201501270006407).

U.S. Home Corporation, to Amy Rebecca Krzesniak, 4832 Dane Ridge Circle, Woodbridge, VA 22193; sale on 01/27/15 of Condo Unit(s) 64, Phase 6A, Dane Ridge Condominium, improved, resid. condo, zoned Suburban Res Multi: 6-16 Unit, at 4832 Dane Ridge Circle, Woodbridge, VA 22193, 2,194 finished sq. ft., 3-story condo with 3 bedrooms, 3.5 bathrooms, built in 2014; not yet assessed (\$293,997 trust with Universal American Mortgage Company, LLC), GPIN# 8191-16-6893.02; \$303,090 (Instrument# 201501270006385).

Comstock Yorkshire, LC, to Cornelio and Lea Glorioso, 7455 Riding Meadow Way, Manassas, VA 20111; sale on 01/28/15 of Condo Unit(s) 37, Phase 7, Falls Grove Condominium, improved, TH, zoned PMR, at 7455 Riding Meadow Way, Manassas, VA 20111, 1,092 finished sq. ft., 2-story TH style condo with 2 bedrooms, 3 bathrooms, built in 2015; not yet assessed for 2015 (\$291,050 trust with EagleBank), GPIN# 7897-33-4291.01; \$306,370 (Instrument# 201501280006690).

K. Hovnanian Homes of Virginia I, LLC, to Peter L. and Veronica A. Van Deusen, 15100 Barnes Edge Court, Woodbridge, VA 22193; sale on 01/28/15 of Lot 90, Section 2, The Meadows at Barnes Crossing, 0.23 acres, improved, SFD, zoned R-4, at 15100 Barnes Edge Court, Woodbridge, VA 22193, 2,928 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2014 at \$151,800 (\$537,425 trust with First Heritage Mortgage, LLC), GPIN# 8091-33-4715; \$537,425 (Instrument# 201501280006692).

K. Hovnanian at Dominion Crossing, LLC, to Joseph F. Fontanella, Jr. and Sharon K. Fontanella, Trustees of the Fontanella Living Trust, 9035 Belo Gate, Manassas Park, VA 20111; sale on 01/28/15 of Lot 35, Dominion Crossing, 2,560.00 sq. ft., improved, TH, zoned PUD, at 9035 Belo Gate, Manassas Park, VA 20111, new home, details not available; land assessed in 2014 at \$60,000, tax map 30-3-44; \$393,918 (Instrument# 201501280006686).

NVR, Inc., to Seth J. and Mom Fleischer, 13750 Seneca Drive, Gainesville, VA 20155; sale on 01/28/15 of Lot 9, Section 5, Wentworth Green, 0.07 acres, improved, TH, zoned PMR, at 13750 Seneca Drive, Gainesville, VA 20155, Gainesville District, 2,400 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; not yet individually

assessed for 2015 (\$437,552 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-90-2050; \$486,169 (Instrument# 201501280006763).

NVR, Inc., to Incentive for Normal Social Interaction-Group Homes Today (Insight), Inc., 13505 Hillendale Drive, Woodbridge, VA 22193; sale on 01/28/15 of Lot 20, Section 2, Classic Springs, 2.51 acres, improved, SFD, zoned SR-1, at 12816 Classic Springs Drive, Manassas, VA 20112, 5,100 finished sq. ft., 1-story SFD with 4 bedrooms, 3 bathrooms, built in 2014; land assessed in 2014 at \$159,600 (\$600,000 trust with Prince William County Office of Housing and Community Development), GPIN# 7893-31-2238; \$620,048 (Instrument# 201501280006754).

K. Hovnanian Homes of Virginia I, LLC, to Haneef Arastu Husain and Rafath Fatima Husain, 15116 Barnes Edge Court, Woodbridge, VA 22193; sale on 01/29/15 of Lot 94, Section 2, The Meadows at Barnes Crossing, 0.17 acres, improved, SFD, zoned R-4, at 15116 Barnes Edge Court, Woodbridge, VA 22193, 3,358 finished sq. ft., 2-story SFD with 4 bedrooms, 4 bathrooms, built in 2014; land assessed in 2014 at \$151,200 (\$405,000 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8091-32-6696; \$581,022 (Instrument# 201501290007134).

K. Hovnanian at Dominion Crossing, LLC, to Mehreen Rizvi, 9077 Sandra Place, Manassas Park, VA 20111; sale on 01/29/15 of Lot 77, Dominion Crossing, 1,600.00 sq. ft., improved, TH, zoned PUD, at 9077 Sandra Place, Manassas Park, VA 20111, new home, details not available; land assessed in 2014 at \$57,000 (\$301,150 trust with K. Hovnanian American Mortgage, LLC), tax map 30-3-86; \$317,000 (Instrument# 201501290007143).

K. Hovnanian at Dominion Crossing, LLC, to Dan Eugene Harms, 9059 Maria Way, Manassas Park, VA 20111; sale on 01/29/15 of Lot 59, Dominion Crossing, 1,760.00 sq. ft., improved, TH, zoned PUD, at 9059 Maria Way, Manassas Park, VA 20111, new home, details not available; land assessed in 2014 at \$57,000 (\$334,000 trust with K. Hovnanian American Mortgage, LLC), tax map 30-3-68; \$417,500 (Instrument# 201501290007140).

K. Hovnanian at Dominion Crossing, LLC, to Eric Wayne Adams, 9039 Belo Gate, Manassas Park, VA 20111; sale on 01/29/15 of Lot 39, Dominion Crossing, 1,600.00 sq. ft., improved, TH, zoned PUD, at 9039 Belo Gate, Manassas Park, VA 20111, new home, details not available; land assessed in 2014 at \$57,000 (\$322,296 trust with Home Savings and Trust Mortgage), tax map 30-3-48; \$312,000 (Instrument# 201501290007138).

M/I Homes of DC, LLC, to Hany Elsayed Osman, 9255 Dawkins Crest Circle, Bristow, VA 20136; sale on 01/29/15 of Lot 106A, Dawkins Ridge, 0.04 acres, improved, TH, zoned R-6, at 9255 Dawkins Crest Circle, Bristow, VA 20136, 1,848 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$81,600

THE PRINCE WILLIAM NEWSLETTER

(\$315,000 trust with M/I Financial, LLC), GPIN# 7595-49-1650; \$332,000 (Instrument# 201501290007194).

NVR, Inc., to Christopher A. U. and Norcelene C. Arzadon, 4404 Weejun Loop, Woodbridge, VA 22192; sale on 01/29/15 of Lot 34, Phase 3, Mays Quarter, 0.15 acres, improved, SFD, zoned PMR, at 4404 Weejun Loop, Woodbridge, VA 22192, 3,352 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2014; not yet individually assessed for 2015 (\$611,991 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-35-0025; \$679,990 (Instrument# 201501290007212).

NVR, Inc., to Michel M. Russell, Sr. and Sieglinde Gruber-Russell, 4429 Weejun Loop, Woodbridge, VA 22192; sale on 01/29/15 of Lot 7, Phase 3, Mays Quarter, 0.26 acres, improved, SFD, zoned PMR, at 4429 Weejun Loop, Woodbridge, VA 22192, 3,054 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; not yet individually assessed for 2015 (\$767,117 trust with NVR Mortgage Finance, Inc.), GPIN# 8193-35-4436; \$759,315 (Instrument# 201501290007210).

NVR, Inc., to John and Vernestine Payne, 8165 Counselor Road, Manassas, VA 20112; sale on 01/29/15 of Lot 6, Section 3, Classic Hollow, 1.01 acres, improved, SFD, zoned SR-1, at 8165 Counselor Road, Manassas, VA 20112, 3,553 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$113,700 (\$584,839 trust with NVR Mortgage Finance, Inc.), GPIN# 7893-10-5421; \$731,049 (Instrument# 201501290007207).

PWC Neighborhoods, LLC, to Angel McNeil, 14858 Mason Creek Circle, Woodbridge, VA 22191; sale on 01/29/15 of Condo Unit(s) 77, Phase 7, Chesterfield, improved, resid. condo, zoned PMR, at 14858 Mason Creek Circle, Woodbridge, VA 22191, 1,416 finished sq. ft., 2-story condo with 2 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed for 2015 (\$268,045 trust with First Heritage Mortgage, LLC), GPIN# 8391-25-4923.01; \$272,990 (Instrument# 201501290007119).

Gaslight Development, LLC, to Joey Emile Legaspi, 256 Gaslight Landing Court, Occoquan, VA 22125; sale on 01/30/15 of Condo Unit(s) 7, Phase 2, Gaslight Landing Condominium, improved, TH, zoned Townhouse (10 units/ac), at 256 Gaslight Landing Court, Occoquan, VA 22125, 2,558 finished sq. ft., 3-story TH style condo with 2 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$286,000, improvements assessed at \$145,600, total 2014 assessment is \$431,600 (\$640,231 trust with M&T Bank), GPIN# 8393-74-0554.01; \$870,140 (Instrument# 201501300007685).

K. Hovnanian Homes of Virginia, Inc., to Rodney Strickland, 15943 Eagle Feather Drive, Woodbridge, VA 22191; sale on 01/30/15 of Lot 2, Section 11, Landbay C, Eagles Pointe, 0.23 acres, improved, SFD, zoned R-4, at 15943 Eagle Feather Drive, Woodbridge, VA 22191, 2,624

finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2015; land assessed in 2014 at \$57,500 (\$454,520 trust with K. Hovnanian American Mortgage, LLC, GPIN# 8290-56-2021; \$440,000 (Instrument# 201501300007562).

K. Hovnanian Homes of Virginia, LLC, to Samuel Thomas Willis and Regina T. Willis, 3504 Eagle Ridge Drive, Woodbridge, VA 22191; sale on 01/30/15 of Lot 60, Section 10, Landbay C, Eagles Pointe, 0.10 acres, improved, SFD, zoned PMR, at 3504 Eagle Ridge Drive, Woodbridge, VA 22191, 2,520 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$142,300 (\$450,000 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8290-35-4025; \$450,000 (Instrument# 201501300007560).

NVP, Inc., to Daniel P. Hydro and Barbie A. Goodman and Irving A. Goodman, 15350 Wits End Drive, Woodbridge, VA 22193; sale on 01/30/15 of Lot 36, Section 2, Ewell's Mill Estates, 0.35 acres, improved, SFD, zoned PMR, at 15350 Wits End Drive, Woodbridge, VA 22193, 3,548 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2014 at \$158,800 (\$417,000 trust with Homeside Financial, LLC, GPIN# 8091-60-4777; \$680,548 (Instrument# 201501300007674).

D.R. Horton, Inc., to Nicholas James Dodson and Kelly Erin Davis, 110 Vista Knoll Drive, Occoquan, VA 22125; sale on 02/02/15 of Lot 39, Occoquan Heights, 0.06 acres, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 110 Vista Knoll Drive, Occoquan, VA 22125, 1,800 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$116,400, improvements assessed at \$174,300, total 2014 assessment is \$290,700 (\$413,991 trust with DHI Mortgage Company), GPIN# 8393-62-8297; \$459,990 (Instrument# 201502020008106).

M/I Homes of DC, LLC, to Daniel William Gundlach, Jr. and Nora Virginia Roberts, 15387 Rosemont Manor Drive, Haymarket, VA 20169; sale on 02/02/15 of Condo Unit(s) 20, Phase 9, Parkside Market Center Condominium, improved, TH, zoned PMD, at 15387 Rosemont Manor Drive, Haymarket, VA 20169, Gainesville District, 1,280 finished sq. ft., 3-story TH style condo with 2 bedrooms, 3.5 bathrooms, built in 2014; not yet assessed for 2015 (\$302,901 trust with M/I Financial, LLC), GPIN# 7298-73-5968.01; \$308,490 (Instrument# 201502020007946).

M/I Homes of DC, LLC, to Devon Nicole Davis and Rex M. Davis, 11817 Lake Baldwin Drive, Bristow, VA 20136; sale on 02/02/15 of Lot 15, Dawkins Ridge, 0.07 acres, improved, TH, zoned R-6, at 11817 Lake Baldwin Drive, Bristow, VA 20136, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2012; land assessed in 2014 at \$81,800, improvements assessed at \$255,200, total 2014 assessment is \$337,000 (\$398,950 trust with M/I Financial, LLC), GPIN# 7596-30-8324; \$419,990 (Instrument# 201502020007953).

THE PRINCE WILLIAM NEWSLETTER

NVR, Inc., to Debora Turner, 13754 Senea Drive, Gainesville, VA 20155; sale on 02/02/15 of Lot 7, Section 5, Wentworth Green, 0.05 acres, improved, TH, zoned PMR, at 13754 Senea Drive, Gainesville, VA 20155, Gainesville District, 2,400 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2014; not yet individually assessed for 2015 (\$388,800 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-90-1551; \$456,820 (Instrument# 201502020008048).

NVR, Inc., to Elizabeth Tan, 3368 Soaring Circle, Woodbridge, VA 22193; sale on 02/02/15 of Lot 29, Section 1, Cardinal Grove at Eagles Point, 0.37 acres, improved, SFD, zoned R-4, at 3368 Soaring Circle, Woodbridge, VA 22193, 3,600 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$58,100 (\$515,720 trust with NVR Mortgage Finance, Inc.), GPIN# 8290-26-9183; \$644,650 (Instrument# 201502020008045).

Potomac H, LLC, to Lonnie A. and Patricia A. Parker, 4711 Potomac Highlands Circle, Triangle, VA 22172; sale on 02/02/15 of Condo Unit(s) 156, Phase 16, Triangle Highlands Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 4711 Potomac Highlands Circle, Triangle, VA 22172, 1,254 finished sq. ft., 2-story TH style condo with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2014; not yet assessed for 2015 (\$289,240 trust with EagleBank), GPIN# 8188-47-9980.01; \$280,000 (Instrument# 201502020008034).

Thomas Mill, LLC, to Edwin Orlando Espinoza and Melissa Brandy Espinoza, 5021 Quinlan Drive, Woodbridge, VA 22193; sale on 02/02/15 of Lot 42, Thomas Mill Subdivision, 0.27 acres, improved, SFD, zoned R-4, at 5021 Quinlan Drive, Woodbridge, VA 22193, 2,808 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$51,500, GPIN# 8092-87-8606; \$485,299 (Instrument# 201502020008032).

U.S. Home Corporation, to Daniel O. Owusu and Venus Valdez, 4836 Dane Ridge Circle, Woodbridge, VA 22193; sale on 02/02/15 of Condo Unit(s) 61, Phase 6A, Dane Ridge Condominium, improved, resid. condo, zoned Suburban Res Multi: 6-16 Unit, at 4836 Dane Ridge Circle, Woodbridge, VA 22193, 1,614 finished sq. ft., 3-story condo with 3 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed for 2015 (\$269,600 trust with Universal American Mortgage Company, LLC), GPIN# 8191-16-6995.01; \$283,790 (Instrument# 201502020008011).

NVR, Inc., to Christopher Mattioli and Martha Trejo, 7751 Milton Circle, Gainesville, VA 20155; sale on 02/03/15 of Lot 49, Section 3, Phase 1, Wentworth Green, 0.05 acres, improved, TH, zoned PMR, at 7751 Milton Circle, Gainesville, VA 20155, Gainesville District, 1,850 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2015; land assessed in 2014 at \$93,000 (\$330,056 trust with NVR

Mortgage Finance, Inc.), GPIN# 7397-91-0757; \$412,571 (Instrument# 201502030008588).

NVR, Inc., to Nicholas A. and Kirsten L. Ratajski, 14261 Haro Trail, Gainesville, VA 20155; sale on 02/03/15 of Condo Unit(s) 29, Phase 50, Heathcote Commons Condominium, improved, TH, zoned PMD, at 14261 Haro Trail, Gainesville, VA 20155, Gainesville District, 2,140 finished sq. ft., 2-story TH style condo with 3 bedrooms, 2.5 bathrooms, built in 2015; not yet individually assessed for 2015 (\$393,752 trust with Guaranteed Rate, Inc.), GPIN# 7397-57-8082.01; \$385,465 (Instrument# 201502030008547).

Richmond American Homes of Virginia, Inc., to Patricia L. and Jeffrey S. Hill, 207 Bayside Drive, Cape Cateret, NC 28584; sale on 02/03/15 of Lot 69A, Hastings Marketplace Residential, 0.03 acres, improved, TH, zoned PMD, at 8825 Bentfield Drive, Manassas, VA 20110, 2,028 finished sq. ft., 3-story TH with 3 bedrooms, 2.5 bathrooms, built in 2014; land assessed in 2014 at \$88,500, improvements assessed at \$105,800, total 2014 assessment is \$194,300 (\$280,000 trust with First Guaranty Mortgage Corporation), tax map 100/52 00/69A//; \$350,000 (Instrument# 201502030008378).

U.S. Home Corporation, to Luz Maria Estrada, 4902 Dane Ridge Circle, Woodbridge, VA 22193; sale on 02/03/15 of Condo Unit(s) 112, Phase 4, Dane Ridge Condominium, improved, resid. condo, zoned Suburban Res Multi: 6-16 Unit, at 4902 Dane Ridge Circle, Woodbridge, VA 22193, 2,194 finished sq. ft., 3-story condo with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$72,000, improvements assessed at \$3,000, total 2014 assessment is \$75,000 (\$295,537 trust with Universal American Mortgage Company, LLC), GPIN# 8191-17-9723.02; \$300,990 (Instrument# 201502030008578).

NVR, Inc., to Jeffrey and Laura Sieve, 14255 Haro Trail, Gainesville, VA 20155; sale on 02/04/15 of Condo Unit(s) 32, Phase 50, Heathcote Commons Condominium, improved, TH, zoned PMD, at 14255 Haro Trail, Gainesville, VA 20155, Gainesville District, 2,140 finished sq. ft., 2-story TH style condo with 3 bedrooms, 2.5 bathrooms, built in 2015; not yet individually assessed for 2015 (\$355,000 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-57-8288.01; \$373,693 (Instrument# 201502040008895).

NVR, Inc., to Jodie L. and John P. Dyke, 7753 Milton Circle, Gainesville, VA 20155; sale on 02/04/15 of Lot 48, Section 3, Phase 1, Wentworth Green, 0.05 acres, improved, TH, zoned PMR, at 7753 Milton Circle, Gainesville, VA 20155, Gainesville District, 1,868 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$93,000, GPIN# 7397-91-0755; \$407,442 (Instrument# 201502040008900).

Danforth Homes, LLC, to Franck Ngbandua Kipoliongo and Carine G. Wawa, 17670 Possum Point Road, Dumfries, VA 22026; sale on 02/05/15 of Lot 5, The Point, 0.04 acres,

improved, TH, zoned Dumfries R-8 units / ac, at 17670 Possum Point Road, Dumfries, VA 22026, 1,760 finished sq. ft., 2-story TH with 3 bedrooms, 2.5 bathrooms, built in 2015; land assessed in 2014 at \$92,500, improvements assessed at \$113,500, total 2014 assessment is \$206,000 (\$341,304 trust with Stonegate Mortgage Corporation), GPIN# 8289-12-0328; \$347,600 (Instrument# 201502050009220).

Dominion Country Club, LP, to Lonnie Parrish, 15442 Admiral Baker Circle, Haymarket, VA 20169; sale on 02/05/15 of Lot 20, Section 49, Dominion Valley Country Club, 0.33 acres, improved, SFD, zoned RPC, at 15442 Admiral Baker Circle, Haymarket, VA 20169, Gainesville District, 3,526 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2014 at \$151,000 (\$486,396 trust with Bank of Sullivan), GPIN# 7299-86-1939; \$608,153 (Instrument# 201502050009248).

K. Hovnanian Homes of Virginia I, LLC, to Michael Fontaine, 14940 Spriggs Tree Lane, Woodbridge, VA 22193; sale on 02/05/15 of Lot 74, Section 2, The Meadows at Barnes Crossing, 0.18 acres, improved, SFD, zoned R-4, at 14940 Spriggs Tree Lane, Woodbridge, VA 22193, 3,218 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2014; land assessed in 2014 at \$151,300 (\$416,999 trust with U.S. Bank, N.A.), GPIN# 8091-33-9746; \$522,543 (Instrument# 201502050009212).

M/I Homes of DC, LLC, to Tadesse Biru Wodajo and Tsedalemariam M. Ashagere, 9269 Dawkins Crest Circle, Bristow, VA 20136; sale on 02/05/15 of Lot 112A, Dawkins Ridge, 0.04 acres, improved, TH, zoned R-6, at 9269 Dawkins Crest Circle, Bristow, VA 20136, 1,848 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$81,600, GPIN# 7595-49-1334; \$344,990 (Instrument# 201502050009252).

M/I Homes of DC, LLC, to Nicole L. Hutt, 6276 Aster Haven Circle, Haymarket, VA 20169; sale on 02/05/15 of Condo Unit(s) 24, Phase 8, Parkside Market Center Condominium, improved, TH, zoned PMD, at 6276 Aster Haven Circle, Haymarket, VA 20169, Gainesville District, 1,280 finished sq. ft., 3-story TH style condo with 2 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed (\$251,950 trust with M/I Financial, LLC), GPIN# 7298-73-5981.01; \$279,990 (Instrument# 201502050009254).

Dominion Country Club, LP, to Michael Francis Jones, Jr. and Chiquita Alexis Jones, 15446 Admiral Baker Circle, Haymarket, VA 20169; sale on 02/06/15 of Lot 19, Section 49, Dominion Valley Country Club, 0.22 acres, improved, SFD, zoned RPC, at 15446 Admiral Baker Circle, Haymarket, VA 20169, Gainesville District, 4,076 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$149,500 (\$687,958 trust with TBI Mortgage Company), GPIN# 7299-86-1041; \$665,981 (Instrument# 201502060009392).

NVR, Inc., to Ai Hui Jiang, 6421 Mull Court, Warrenton, VA 20187; sale on 02/09/15 of Lot 50, Section 3, Phase 1, Wentworth Green, 0.05 acres, improved, TH, zoned PMR, at 7749 Milton Circle, Gainesville, VA 20155, Gainesville District, 1,850 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$93,000 (\$250,000 trust with Trustworthy Mortgage Corporation), GPIN# 7397-91-0759; \$396,310 (Instrument# 201502090010128).

Powell's Neighborhoods II, LLC, to Marvin Gregory Fairwell, Jr. and Shirley C. Fairwell, 1766 Swinksville Court, Woodbridge, VA 22191; sale on 02/10/15 of Lot 44, Section 12, Phase A, Powells Landing, 0.05 acres, improved, TH, zoned R-6, at 1766 Swinksville Court, Woodbridge, VA 22191, 2,016 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$41,100 (\$412,864 trust with First Heritage Mortgage, LLC), GPIN# 8390-40-2859; \$404,175 (Instrument# 201502100010532).

NVR, Inc., to Gary W. Shorter and Gretchen Roberts-Shorter, 17069 Silver Arrow Drive, Dumfries, VA 22026; sale on 02/11/15 of Lot 39, Section 1, Phase 2B, Harbor Station, 0.18 acres, improved, SFD, zoned PMR, at 17069 Silver Arrow Drive, Dumfries, VA 22026, 2,478 finished sq. ft., 1-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$183,600 (\$517,519 trust with NVR Mortgage Finance, Inc.), GPIN# 8389-06-9581; \$646,899 (Instrument# 201502110011004).

Brookfield Vint Hill, LLC, to Eastfield Holdings, LLC, 5505 Seminary Road, Suite 2310N, Falls Church, VA 22041; sale on 02/12/15 of Lot 87, Section 1, Woodland Grove, 0.16 acres, improved, SFD, zoned PMR, at 11979 Huckleberry Court, Bristow, VA 20136, 3,399 finished sq. ft., 2-story SFD with 5 bedrooms, 5 bathrooms, built in 2013; land assessed in 2014 at \$141,600, improvements assessed at \$425,400, total 2014 assessment is \$567,000, GPIN# 7595-20-3690; \$599,990 (Instrument# 201502120011300).

K. Hovnanian Homes of Virginia I, LLC, to Roberto J. Aburto and Blanca Castro, 15103 Barnes Edge Court, Woodbridge, VA 22193; sale on 02/12/15 of Lot 89, Section 2, The Meadows at Barnes Crossing, 0.27 acres, improved, SFD, zoned R-4, at 15103 Barnes Edge Court, Woodbridge, VA 22193, 2,736 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$152,200 (\$495,600 trust with K. Hovnanian American Mortgage, LLC), GPIN# 8091-33-5422; \$583,103 (Instrument# 201502120011253).

Dominion Country Club, LP, to Jay E. Mork, 5812 Waterloo Bridge Circle, Haymarket, VA 20169; sale on 02/13/15 of Lot 6, Section 38-A, Dominion Valley Country Club, 0.27 acres, improved, SFD, zoned RPC, at 5812 Waterloo Bridge Circle, Haymarket, VA 20169, Gainesville District, 4,640 finished sq. ft., 2-story SFD with 4 bedrooms, 5.5 bathrooms, built in 2014; land assessed in 2014 at \$60,100

THE PRINCE WILLIAM NEWSLETTER

(\$650,000 trust with Quicken Loans, Inc.), GPIN# 7299-20-3620; \$961,624 (Instrument# 201502130011720).

NVP, Inc., to Daryl and Denise V. Cunningham, 10808 Heaven Scent Lane, Manassas, VA 20112; sale on 02/13/15 of Lot 13, Section 1, Hailee's Grove, 0.27 acres, improved, SFD, zoned R-4, at 10808 Heaven Scent Lane, Manassas, VA 20112, 3,384 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2013; land assessed in 2014 at \$135,500, improvements assessed at \$355,900, total 2014 assessment is \$491,400 (\$515,000 trust with Homeside Financial, LLC), GPIN# 7794-27-4416; \$515,000 (Instrument# 201502130011711).

NVR, Inc., to Eastfield Holdings, LLC, 5505 Seminary Road, Falls Church, VA 22041; sale on 02/13/15 of Condo Unit(s) 31, Phase 50, Heathcote Commons Condominium, improved, TH, zoned PMD, at 14257 Haro Trail, Gainesville, VA 20155, Gainesville District, 2,140 finished sq. ft., 2-story TH style condo with 3 bedrooms, 3.5 bathrooms, built in 2015; not yet individually assessed for 2015, GPIN# 7397-57-8186.01; \$363,830 (Instrument# 201502130011690).

D.R. Horton, Inc., to Daniel and Katharine Search Kurtz, 1409 Occoquan Heights Court, Occoquan, VA 22125; sale on 02/18/15 of Lot 18, Occoquan Heights, 0.05 acres, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 1409 Occoquan Heights Court, Occoquan, VA 22125, 1,778 finished sq. ft., 2-story TH with 3 bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$116,300 (\$405,952 trust with DHI Mortgage Company), GPIN# 8393-72-1899; \$445,490 (Instrument# 201502180012090).

NVR, Inc., to Donald W. and Gailynn M. Mullins, 7476 Brunson Circle, Gainesville, VA 20155; sale on 02/18/15 of Condo Unit(s) 9E, Phase 9, Somerset Condominium, improved, resid. condo, zoned Suburban Res Multi: 6-16 Unit, at 7476 Brunson Circle, Gainesville, VA 20155, Gainesville District, 1,494 finished sq. ft., 2-story condo with 3 bedrooms, 2.5 bathrooms, built in 2014; not yet individually assessed for 2015 (\$261,200 trust with NVR Mortgage Finance, Inc.), GPIN# 7397-14-3068.01; \$274,990 (Instrument# 201502180012188).

NVR, Inc., to Joseph and Sara Cirka, 3348 Soaring Circle, Woodbridge, VA 22193; sale on 02/18/15 of Lot 24, Section 1, Cardinal Grove at Eagles Point, 0.25 acres, improved, SFD, zoned R-4, at 3348 Soaring Circle, Woodbridge, VA 22193, 3,960 finished sq. ft., 2-story SFD with 5 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2014 at \$57,600 (\$707,392 trust with NVR Mortgage Finance, Inc.), GPIN# 8290-27-8923; \$712,356 (Instrument# 201502180012174).

Neighborhoods V, LLC, to Ross A. and Kimberly A. Moble, 6766 Leopolds Trail, Haymarket, VA 20169; sale on 02/18/15 of Lot 104, Section 2, Villages of Piedmont II, 0.24 acres, improved, SFD, zoned R-4, at 6766 Leopolds Trail, Haymarket, VA 20169, Gainesville District, 2,952 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in

2014; land assessed in 2014 at \$57,100 (\$583,600 trust with First Heritage Mortgage, LLC), GPIN# 7297-38-1291; \$648,490 (Instrument# 201502180012067).

PWC Neighborhoods, LLC, to Jolene C. Marshall, 14876 Mason Creek Circle, Woodbridge, VA 22191; sale on 02/18/15 of Condo Unit(s) 86, Phase 7, Chesterfield, improved, resid. condo, zoned PMR, at 14876 Mason Creek Circle, Woodbridge, VA 22191, 1,416 finished sq. ft., 2-story condo with 2 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed (\$264,100 trust with First Heritage Mortgage, LLC), GPIN# 8391-25-5432.01; \$278,000 (Instrument# 201502180012069).

Powell's Neighborhoods II, LLC, to Samuel and Kari A. Betancourt, 1760 Swinksville Court, Woodbridge, VA 22191; sale on 02/18/15 of Lot 47, Section 12, Phase A, Powells Landing, 0.08 acres, improved, TH, zoned R-6, at 1760 Swinksville Court, Woodbridge, VA 22191, 1,836 finished sq. ft., 2-story TH with 3 bedrooms, 2 full bathrooms, 2 half bathrooms, built in 2014; land assessed in 2014 at \$60,800 (\$416,976 trust with First Heritage Mortgage, LLC), GPIN# 8390-40-3656; \$413,510 (Instrument# 201502180012059).

Pulte Home Corporation, to Francesca Turquoise Reckley, 17150 Gibson Mill Road, Dumfries, VA 22026; sale on 02/18/15 of Condo Unit(s) 69, Phase 11, Cherry Hill Crossing Condominium, improved, TH, zoned Suburban Res Multi: 6-16 Unit, at 17150 Gibson Mill Road, Dumfries, VA 22026, 1,530 finished sq. ft., 2-story TH style condo with 2 bedrooms, 2.5 bathrooms, built in 2014; not yet assessed (\$271,972 trust with Pulte Mortgage, LLC), GPIN# 8289-57-3436.01; \$276,990 (Instrument# 201502180012181).

The Drees Company, to Michael Adan Landry and Irene P. Landry, 9004 Enochs Court, Gainesville, VA 20155; sale on 02/18/15 of Lot 24, Section 9B, Glenkirk Estates, 0.20 acres, improved, SFD, zoned PMR, at 9004 Enochs Court, Gainesville, VA 20155, Gainesville District, 3,489 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2015; land assessed in 2014 at \$48,900 (\$630,220 trust with Atlantic Bay Mortgage Group, LLC), GPIN# 7396-71-9187; \$641,846 (Instrument# 201502180012103).

Thomas Mill, LLC, to Brian Byers and Melissa Byers, 5033 Quinlan Drive, Woodbridge, VA 22193; sale on 02/18/15 of Lot 45, Thomas Mill Subdivision, 0.36 acres, improved, SFD, zoned R-4, at 5033 Quinlan Drive, Woodbridge, VA 22193, 2,790 finished sq. ft., 2-story SFD with 4 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$51,900 (\$450,000 trust with NewTowne Mortgage), GPIN# 8092-87-6206; \$509,518 (Instrument# 201502180012158).

M/I Homes of DC, LLC, to Angel Alfredo Benitez and Candida Hernandez, 9271 Dawkins Crest Circle, Bristow, VA; sale on 02/19/15 of Lot 113A, Dawkins Ridge, 0.04 acres, improved, TH, zoned R-6, at 9271 Dawkins Crest Circle, Bristow, VA 20136, 1,848 finished sq. ft., 2-story TH with 3

THE PRINCE WILLIAM NEWSLETTER

bedrooms, 3.5 bathrooms, built in 2014; land assessed in 2014 at \$81,600 (\$343,650 trust with M/I Financial, LLC), GPIN# 7595-49-1332; \$349,990 (Instrument# 201502190012503).

The Drees Company, to Balwinder Kaur and Gurmel Singh, 13821 Estate Manor Drive, Gainesville, VA 20155; sale on 02/19/15 of Lot 1, Section 9B, Glenkirk Estates, 0.25 acres, improved, SFD, zoned PMR, at 13821 Estate Manor Drive, Gainesville, VA 20155, Gainesville District, 3,699 finished sq. ft., 2-story SFD with 4 bedrooms, 2.5 bathrooms, built in 2015; land assessed in 2014 at \$49,200 (\$471,768 trust with First Equity Mortgage, Inc.), GPIN# 7396-82-3029; \$589,710 (Instrument# 201502190012515).

Dominion Country Club, LP, to Timothy and Carola McWhorter, 5219 Bonnie Brae Farm Drive, Haymarket, VA 20169; sale on 02/20/15 of Lot 45A, Section 23, Dominion Valley Country Club, 0.38 acres, improved, SFD, zoned RPC, at 5219 Bonnie Brae Farm Drive, Haymarket, VA 20169, Gainesville District, 4,143 finished sq. ft., 2-story SFD with 4 bedrooms, 4.5 bathrooms, built in 2014; land assessed in 2014 at \$151,600 (\$678,375 trust with United Bank, Inc.), GPIN# 7299-23-6767; \$696,000 (Instrument# 201502200012835).

NVR, Inc., to Karina V. Mostipan and Clifford Lee Beasley, 2325 Harmsworth Drive, Dumfries, VA 22026; sale on 02/20/15 of Lot 73, Section 3, Phase 2A, Harbor Station, 0.13 acres, improved, SFD, zoned PMR, at 2325 Harmsworth Drive, Dumfries, VA 22026, 2,422 finished sq. ft., 2-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$181,400 (\$464,568 trust with NVR Mortgage Finance, Inc.), GPIN# 8289-96-8092; \$580,710 (Instrument# 201502200012970).

NVR, Inc., to Maurice and Dionne Maloney, 17216 Continental Drive, Dumfries, VA 22026; sale on 02/20/15 of Lot 125, Section 3, Phase 2A, Harbor Station, 0.12 acres, improved, SFD, zoned PMR, at 17216 Continental Drive, Dumfries, VA 22026, 2,422 finished sq. ft., 2-story SFD with 3 bedrooms, 3.5 bathrooms, built in 2015; land assessed in 2014 at \$180,900 (\$489,964 trust with NVR Mortgage Finance, Inc.), GPIN# 8289-96-1572; \$510,000 (Instrument# 201502200012972).

Published 24 times a year
by Virginia Newsletters LLC
P.O. Box 583, Herndon, VA 20172-0583
www.virginianewsletters.com
Telephone: 703-450-5085
Fax: 703-450-0185
E-mail: gina@virginianewsletters.com
Gina McQuinn, Publisher and Editor

Subscriptions to
The Stafford Newsletter: \$335 per year.

Reproduction by any means strictly prohibited.
©2015 Virginia Newsletters LLC
All Rights Reserved.

Also Publishers of:
The Arlington Newsletter
The D.C. Newsletter
The Fairfax Newsletter
The Loudoun Newsletter
The Stafford Newsletter