

# The **STAFFORD** Newsletter

Your Real Estate News and Research Resource

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## Board Approval of JPI's Fountain Park Will Realize Unified Vision of Downtown Stafford

A plan by commercial developer Jarrell Properties Inc. (JPI) to reconfigure six acres at the intersection of Route 1 and Courthouse Road as a unified mixed-use complex won approval from the Stafford County Board of Supervisors at the group's July 6<sup>th</sup> meeting.

The action follows on the board's June endorsement of zoning changes on adjacent county-owned land that will enable a private developer to build out a similar mix of uses. Combined, the two projects could completely transform central Stafford County into an urban-style village, with an integrated mix of public gathering places, up to 979 residences, retail, and offices.

Specifically, the board's July action changes the zoning of JPI's property from B-2, Business, to UD-5, Urban Development. Plans for the site include a public park—to be called Fountain Park—and seven buildings, to include offices, retail, restaurants, and 306 multifamily units.

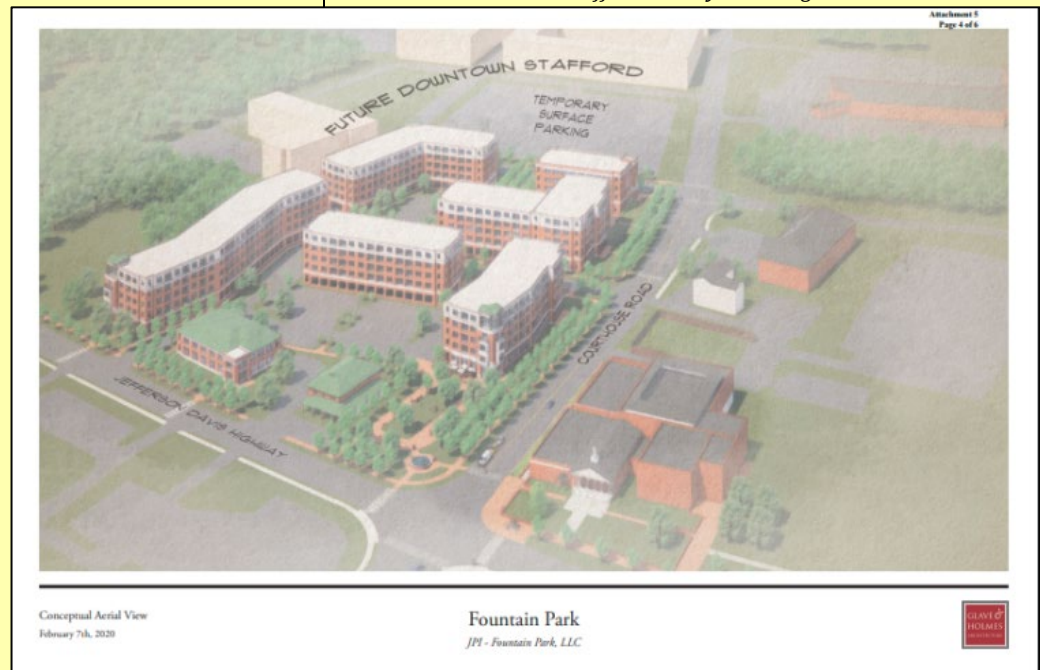
During his presentation, Jeff Harvey, the county's director of planning and zoning, noted that JPI had responded to earlier calls from board members to address the need for additional workforce housing in the county. As a result, the developer agreed to provide \$75,000 in housing assistance for county employees,

as well as other mechanisms to make some of the units more affordable for county workers, he said.

Harvey reminded supervisors that the county's memorandum of agreement with JPI expires in July, so they needed to take action that evening. "The MOU addresses issues related to the Fountain Park project and adjacent county property, to benefit both parties," he said. It includes the developer's commitment to add turn lanes at the Route 1/Courthouse Road intersection so it will operate more efficiently lanes and a contribution of \$400,000 towards a parking structure for the new county courthouse.

### Fountain Park Rendering;

Source: Stafford County Planning Documents



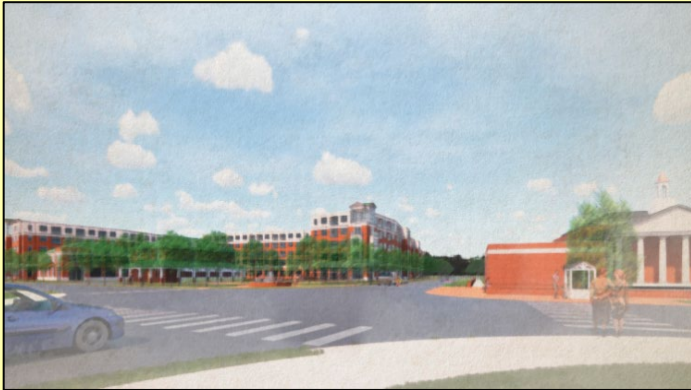
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When complete, the public park and surrounding green space “will provide a very nice focal point for the community,” Harvey said. “Staff believes the positives outweigh the negatives. It could be a catalyst for economic development. It meets the board’s strategic plan. And the design standards speak to recommendations on architecture.”



**Fountain Park Streetscape Rendering;**  
*Source: Stafford County Planning Documents*

**Supervisors Firm in Their Positions.** After sitting through multiple presentations and hearings on the project over the last number of months, supervisors indicated that their minds were made up and that there was little need for additional debate. “We’ve had many hours of discussion on this and I have nothing to add,” said Garrisonville Supervisor Mark Dudenhefer.

“We’ve talked about this ad nauseum, and I am ready to vote,” added Supervisor Tinesha Allen (Griffis-Widewater).

Several supervisors shared their rationale for their positions on the matter. “We have made this project better because we have listened,” said George Washington Supervisor Tom Coen, who endorsed the plan. He noted that he had heard from many district residents, the vast majority of whom supported the plan. He added that county’s plans to further reduce density in rural areas needed to be offset by increased housing stock elsewhere.

Coen also pointed to the importance of the workforce housing provisions, enabled through negotiations with the developer. And he reminded his colleagues of the alternative. “By right this developer could put in five ugly strip mall buildings,” he said.

But others said they could not support the proposal. “The constituents in the Rock Hill district vehemently oppose this project,” said Rock Hill Supervisor Crystal Vanuch. Noting that the MOU doesn’t obligate the company to full buildout or to a description of the types of buildings and given the lack of a traffic impact analysis, she observed “We don’t know what we don’t know.” She also expressed concern about the potential for future capital facility impacts, which could lead to increased taxes.

Falmouth Supervisor Meg Bohmke said she opposed the project because it could make the county’s traffic woes even worse. “We can’t keep up with the road problems and our transportation needs now.” She added that the Stafford County Planning Commission had recommended denial. “We entrust our planning commission but they voted against it.”

However, Aquia Supervisor Cindy Lamb pointed out that there was precedent for not following commissioners’ guidance. “Since I’ve been on the board we have completely ignored almost every single planning commission vote.” She added that she, too, had heard from constituents. “I got more than 60 comments, most begging for us to do this.” Lamb said she planned to vote in favor because “I want our children to have some centralized beautiful place to go.”

The motion to approve the rezone passed by a vote of 4–3, with Hartwood Supervisor Gary Snellings joining Bohmke and Vanuch in opposition.

### **With Addition of Retail, Mainline Multifamily Project Wins PC Support**

In late July, S.L. Nusbaum Realty Company won the endorsement of the Stafford County Planning Commission for a project originally intended as a complex of apartments and townhomes on Warrenton Road, after reducing the number of units proposed and adding ground floor retail.

The commission’s July 28<sup>th</sup> action is a recommendation to approve the rezoning of 46 acres near the intersection with I-95 from R-1, Suburban Residential, to UD-3, Urban Development. At full buildout, the George Washington district project would include 260 multifamily units—reduced from 264—plus 114 townhomes and 4,776-square feet of commercial space.

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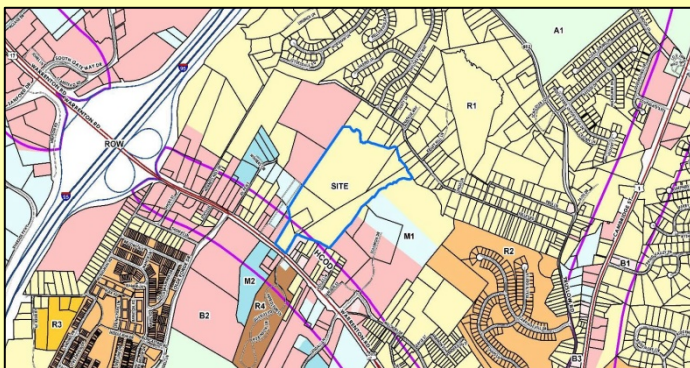
The changes came following a planning commission hearing in June at which the group raised multiple concerns about the project, including the lack of a commercial component, limited amenities, and insufficient school proffers and transportation improvements. They deferred their vote until the July date to give the applicant a chance to address the concerns.

During his presentation at the July meeting, county planner Joseph Valotta summarized the changes. In addition to the inclusion of retail and reduction in residential units, the developer added more amenities, including basketball and pickle ball courts, a walking trail, and a playground. These will complement the previously proposed clubhouse, fitness center, swimming pool, fire pit and grilling areas, he said.

A phasing plan will ensure that the developer will build many of the recreational facilities before the first occupancy permit. The developer also increased the cash contributions for schools and strengthened a proffer that prohibits left turns out of the complex's entrance onto Warrenton Road, to reduce the risk of traffic tie-ups, Valotta said.

Plans call for construction of 11 buildings with a mix of one-, two-, and three-bedroom apartments, plus townhomes within a landscaped perimeter. The site is in an area designated by the federal government as historically underutilized business (HUB) zone, where local commercial property owners have struggled to attract tenants.

**Project Could Revitalize Commercial Corridor.** The HUBZone program, operated by the U.S. Small Business Administration, is designed to boost opportunity for small federal contractors. It awards at least three percent of federal contract dollars to HUBZone-certified companies each year.



**Mainline Project Location Map;**

Source: Stafford County Planning Documents

To qualify, 20-percent of the people who work in the businesses must live inside the designated zone, noted Charles Payne, the developer's attorney (Hirschler). The neighboring property owners strongly support the project because it would allow them to attract federal contractor tenants based on the ability to access the program, he said.

While endorsing the addition of a commercial component, some commissioners expressed concern about the ability to attract tenants, given the existing challenges in the corridor. "How do I ensure that those commercial spaces will be filled and not just sit empty?" Garrisonville Commissioner Barton Randall asked.

In response, Payne said, "This residential footprint will benefit the entire commercial corridor and with your input we incorporated [commercial] on the property itself." Having a residential base creates demand for neighborhood commercial activity and the new Mainline neighborhood will help attract and keep commercial tenants, he explained. "We think there is adequate visibility from Warrenton Road so it will attract more than just local residents," he added.

During their discussion, commissioners said they supported the revised plan, which could serve as a catalyst for economic revival in the area. "I think this will be great for that area," Randall said. "It does have a great propensity to start the process of doing something because, heaven help us, we do need something down there. This is a good step in the right direction."

Added Falmouth Commissioner Steven Apicella, "I support this because it is in a targeted growth area, with a mix of housing types and commercial."

George Washington Commissioner Albert Bain moved forward a motion to recommend approval of the application (RC20153340). "Thank you to the applicant for being so responsive to our concerns," he said.

### Briefly Noted...

...Planning commission recommends denial of Vulcan Quarry expansion. The company submitted several applications (RC19152912; CUP19152191) in support of its proposal to expand the area where stone extraction is permitted and to allow for asphalt and concrete manufacturing, including a zoning reclassification, proffer amendments, and a conditional use permit. The expanded activity would take place on 600 acres at the end of Dun

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Rovin Lane, north of Garrisonville Road and along Vulcan Quarry Road in the Rock Hill district.

After completing a lengthy public hearing that began in June, featuring dozens of local residents expressing concern about property values, noise impacts, truck traffic, ground vibrations, and air pollution, the group determined that they could not endorse the plans.

"I am very supportive of commercial activity in Rock Hill, and Vulcan has mostly been a good corporate citizen," said Rock Hill Commissioner Kristen Barnes. "But we have to balance that with what residents want. I really wish I heard from some who said that Vulcan has been a good neighbor." Current mitigation strategies have proven ineffective, she continued. "The overriding issue is that moving these mining activities even closer to residences is only going to make a bad situation worse. We should keep quarries as far away as residential neighborhoods as possible."



### **Building Permits of Interest Issued June 1 through 30, 2021 Residential**

#### ***New Single Family Detached***

**Ajaj Serhan & Sunbula**, 14 Aquia Ave, Stafford, VA 22556-3826; for 1 \$80,000 SFD (5,627.00 sq. ft.) at 14A Aquia Avenue, Stafford, VA 22556, tax map 20-48A;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$638,000 SFD (6,300.00 sq. ft.) at 217 Liberty Hall Drive, Fredericksburg, VA 22406, tax map 36K-38;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$446,000 SFD (3,826.00 sq. ft.) at 300 Petunia Way, Stafford, VA 22554, tax map 29G-7-1275;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$587,000 SFD (6,080.00 sq. ft.) at 580 Homestead Lane, Fredericksburg, VA 22406, tax map 34L-3A-75;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$411,000 SFD (3,367.00 sq. ft.) at 543 Hope Road, Stafford, VA 22554, tax map 31-20AD;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$476,000 SFD

(5,805.00 sq. ft.) at 590 Homestead Lane, Fredericksburg, VA 22406, tax map 34L-3A-76;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$627,000 SFD (6,648.00 sq. ft.) at 249 Storck Road, Fredericksburg, VA 22406, tax map 25-34U;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$542,000 SFD (5,930.00 sq. ft.) at 225 Long Meadow Drive, Fredericksburg, VA 22406, tax map 34L-3A-69;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$468,000 SFD (3,412.00 sq. ft.) at 539 Hope Road, Stafford, VA 22554;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$600,000 SFD (5,472.00 sq. ft.) at 30 Hopewell Drive, Fredericksburg, VA 22406, Summerset Ridge, tax map 43T-7;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$448,000 SFD (3,826.00 sq. ft.) at 304 Petunia Way, Stafford, VA 22554, tax map 29G-7-1274;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$421,000 SFD (5,106.00 sq. ft.) at 263 Storck Road, Fredericksburg, VA 22406, tax map 25-34N;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$644,000 SFD (5,747.00 sq. ft.) at 20 Hopewell Drive, Fredericksburg, VA 22406, Summerset Ridge, tax map 43T-8;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$547,000 SFD (5,763.00 sq. ft.) at 5 Hopewell Drive, Fredericksburg, VA 22406, Summerset Ridge, tax map 43T-15;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$652,000 SFD (6,420.00 sq. ft.) at 215 Long Meadow Drive, Fredericksburg, VA 22406, tax map 34L-3A-70;

**Atlantic Builders LTD**, 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; for 1 \$402,000 SFD (3,744.00 sq. ft.) at 308 Petunia Way, Stafford, VA 22554, tax map 29G-7-1273;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$583,386 SFD (7,347.00 sq. ft.) at 1005 Fila CT, Fredericksburg, VA 22406, tax map 43W-11;

**Augustine Homes LLC**, 150 Riverside Parkway, Suite 101, Fredericksburg, VA 22406; for 1 \$412,444 SFD (6,272.00 sq. ft.) at 65 Monroe Farm Road, Fredericksburg, VA 22406, tax map 43W-4;

**Custom Cedar Home Builders LLC**, 1777 Lighthouse Drive, Ophelia, VA 22530; for 1 \$500,000 SFD (2,337.00

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sq. ft.) at 19 Waterbury CT, Stafford, VA 22554, Potomac Overlook, tax map 49F-4;

**D.R. Horton, Inc.**, 181 Harry S Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$300,000 SFD (5,158.00 sq. ft.) at 270 Rock Raymond Drive, Stafford, VA 22554;

**D.R. Horton, Inc.**, 181 Harry S Truman Parkway, Suite 250, Annapolis, MD 22101; for 1 \$300,000 SFD (3,910.00 sq. ft.) at 261 Rock Raymond Drive, Stafford, VA 22554, tax map 31J-3-73;

**Foundation Homes Inc.**, 1003 Bragg Road, Fredericksburg, VA 22554; for 1 \$180,000 SFD (5,056.00 sq. ft.) at 65 Foundation Drive, Fredericksburg, VA 22405, tax map 60D-1-6;

**Foundation Homes Inc.**, 1003 Bragg Road, Fredericksburg, VA 22554; for 1 \$180,000 SFD (4,032.00 sq. ft.) at 46 Moorwood Drive, Fredericksburg, VA 22406;

**Foundation Homes Inc.**, 1003 Bragg Road, Fredericksburg, VA 22554; for 1 \$180,000 SFD (5,056.00 sq. ft.) at 85 Sentinel Ridge Lane, Stafford, VA 22554, Sentinel Ridge, tax map 40B-4-77;

**G&H Homes, LLC**, 9701 Burwell Road, Nokesville, VA 20181; for 1 \$112,000 SFD (7,390.00 sq. ft.) at 70 Maplewood Drive, Stafford, VA 22554, tax map 40B-6-146;

**Hardy Homes, Todd**, 120 Huntington Hills Lane, Fredericksburg, VA 22401; for 1 \$200,000 SFD (3,687.00 sq. ft.) at 64 Ellison CT, Fredericksburg, VA 22405, Ellison Estates, tax map 38E-1-6;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$180,000 SFD (6,969.00 sq. ft.) at 2060 Priscilla CT, Stafford, VA 22556, tax map 17L-23;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$180,000 SFD (5,683.00 sq. ft.) at 298 Tacketts Mill Road, Stafford, VA 22556, tax map 17-46A;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$160,000 SFD (4,569.00 sq. ft.) at 701 Hornbeam CT, Stafford, VA 22556, tax map 16U-4;

**Hour Homes Inc**, 35 Walpole Street, Suite 205, Stafford, VA 22554-6546; for 1 \$170,000 SFD (5,722.00 sq. ft.) at 628 Hornbeam CT, Stafford, VA 22556, tax map 16U-11;

**John Robb Custom Homes Inc**, 12000 Kennedy Lane, Suite 106, Fredericksburg, VA 22407; for 1 \$372,000 SFD (1,703.00 sq. ft.) at 37 Welford Lane, Fredericksburg, VA 22405, tax map 55F-1-20;

**Michael Shepherd**, 320 Joshua Road, Stafford, VA 22556; for 1 \$550,000 SFD (8,570.00 sq. ft.) at 320 Joshua Road, Stafford, VA 22556, tax map 18-44B;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$508,252 SFD (4,626.00 sq. ft.) at 19 Granville Drive, Fredericksburg, VA 22405, tax map 46V-35;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$350,000 SFD (4,251.00 sq. ft.) at 607 Babs Run, Fredericksburg, VA 22406, tax map 43U-4;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$497,120 SFD (4,314.00 sq. ft.) at 22 Granville Drive, Fredericksburg, VA 22405, tax map 46V-29;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$527,700 SFD (5,317.00 sq. ft.) at 20 Granville Drive, Fredericksburg, VA 22405, tax map 46V-28;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$196,560 SFD (4,368.00 sq. ft.) at 71 Sanibel Drive, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-588;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$137,790 SFD (3,062.00 sq. ft.) at 32 Meares Way, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-781;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$224,235 SFD (4,983.00 sq. ft.) at 27 Sanibel Drive, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-577;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$172,215 SFD (3,827.00 sq. ft.) at 31 Sanibel Drive, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-578;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$96,795 SFD (2,151.00 sq. ft.) at 28 Meares Way, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-782;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$174,600 SFD (3,880.00 sq. ft.) at 5905 Avery Point Drive, Fredericksburg, VA 22406, Celebrate Virginia North Retirement, tax map 44CC-8B-1017;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$186,435 SFD (4,143.00 sq. ft.) at 23 Sanibel Drive, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-576;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$195,435 SFD (4,343.00 sq. ft.) at 35 Sanibel Drive, Fredericksburg, VA 22406, Celebrate Virginia, tax map 44CC-5A-579;

**Pulte Home Company LLC**, 9302 Lee Highway, Suite 1000, Fairfax, VA 22031; for 1 \$195,435 SFD (4,343.00

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sq. ft.) at 19 Sanibel Drive, Fredericksburg, VA 22406, tax map 44CC-5A-575;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$350,000 SFD (4,746.00 sq. ft.) at 507 Babs Run, Fredericksburg, VA 22406, tax map 43U-18;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$500,000 SFD (4,589.00 sq. ft.) at 500 Babs Run, Fredericksburg, VA 22406, tax map 43U-15;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$500,000 SFD (4,961.00 sq. ft.) at 501 Babs Run, Fredericksburg, VA 22406, tax map 43U-16;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$350,000 SFD (3,927.00 sq. ft.) at 202 Determination Drive, Stafford, VA 22554, tax map 21GG-1;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$350,000 SFD (4,127.00 sq. ft.) at 212 Determination Drive, Stafford, VA 22554, tax map 21GG-6;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$300,000 SFD (3,980.00 sq. ft.) at 250 Rock Raymond Drive, Stafford, VA 22554, Aquia Overlook, tax map 31J-3-58;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$350,000 SFD (4,813.00 sq. ft.) at 203 Determination Drive, Stafford, VA 22554, tax map 21GG-14;

**RM Brown Permit Service Inc.** PO Box 1715, Woodbridge, VA 22193; for 1 \$350,000 SFD (3,976.00 sq. ft.) at 201 Determination Drive, Stafford, VA 22554, tax map 21GG-15;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$100,000 SFD (5,293.00 sq. ft.) at 106 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1323;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$112,000 SFD (4,602.00 sq. ft.) at 149 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1367;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$100,000 SFD (5,293.00 sq. ft.) at 109 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1377;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$100,000 SFD (5,293.00 sq. ft.) at 128 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1350;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1

\$112,000 SFD (4,218.00 sq. ft.) at 148 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1345;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$100,000 SFD (4,946.00 sq. ft.) at 132 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1349;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$100,000 SFD (4,940.00 sq. ft.) at 100 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1357;

**Richmond American Homes of Virginia Inc.** 12220 Sunrise Valley Drive, Suite 400, Reston, VA 20191; for 1 \$112,000 SFD (4,854.00 sq. ft.) at 145 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1368;

**Southern Classic Homes Inc.** PO Box 7726 Fredericksburg, VA 22404-7723; for 1 \$300,000 SFD (6,928.00 sq. ft.) at 80 McCauley Lane, Fredericksburg, VA 22405, tax map 55D-1-9B;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,478.00 sq. ft.) at 140 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1314;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (5,601.00 sq. ft.) at 400 Smokebush Drive, Stafford, VA 22554, tax map 29G-11-1444;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,478.00 sq. ft.) at 139 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1336;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,478.00 sq. ft.) at 131 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1334;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,478.00 sq. ft.) at 155 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1340;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (5,979.00 sq. ft.) at 403 Smokebush Drive, Stafford, VA 22554, tax map 29G-11-1381;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,478.00 sq. ft.) at 135 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1335;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1 \$159,000 SFD (4,004.00 sq. ft.) at 120 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1352;

**Stanley Martin Companies LLC.** 11710 Plaza America Drive, Suite 1100, Reston, VA 20190; for 1

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\$159,000 SFD (5,272.00 sq. ft.) at 126 Boxelder Drive, Stafford, VA 22554, tax map 29G-11-1318;

**The Charleston Co Inc**, 7426 Little Chatterton Lane, King George, VA 22485; for 1 \$235,000 SFD (4,173.00 sq. ft.) at 29 Brass CT, Fredericksburg, VA 22405, Cranewood, tax map 45M-2-4;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$175,000 SFD (5,972.00 sq. ft.) at 514 Pepperidge Drive, Stafford, VA 22554, tax map 29G-11-1473;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$165,000 SFD (4,339.00 sq. ft.) at 121 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1374;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$165,000 SFD (4,328.00 sq. ft.) at 144 Hibiscus Drive, Stafford, VA 22554, tax map 29G-11-1346;

**The Drees Company**, 8551 Rixlew Lane, Suite 230, Manassas, VA 20109; for 1 \$170,000 SFD (6,020.00 sq. ft.) at 303 Smokebush Drive, Stafford, VA 22554, tax map 29G-11-1405.

### ***Single Family Attached***

**Beazer Homes Corporation**, 13901 Bogle Drive, Suite 100, Chantilly, VA 20151; for 5 \$350,000 TH (2,594.00 sq. ft.) at 215, 217, 221, 225, 227 Huff Drive, Stafford, VA 22554, tax map 13D-16, 13D-17, 13D-19, 13D-21, 13D-22;

**Beazer Homes Corporation**, 13901 Bogle Drive, Suite 100, Chantilly, VA 20151; for 6 \$350,000 TH (2,309.00 sq. ft.) at 100, 104, 106, 108, 110, 114 Cates Lane, Stafford, VA 22554, tax map 13D-44, 13D-42, 13D-41, 13D-40, 13D-39, 13D-37;

**Beazer Homes Corporation**, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; for 2 \$350,000 TH (2,608.00 sq. ft.) at 219, 223 Huff Drive, Stafford, VA 22554, tax map 13D-18, 13D-20;

**Beazer Homes Corporation**, 14901 Bogle Drive, Suite 100, Chantilly, VA 20151; for 2 \$350,000 TH (2,324.00 sq. ft.) at 102, 112 Cates Lane, Stafford, VA 22554, tax map 13D-43, 13D-38;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$296,440 TH (2,400.00 sq. ft.) at 204 Regester Chapel Road, Stafford, VA 22554, tax map 30-24F;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$349,170 TH (2,900.00 sq. ft.) at 206 Regester Chapel Road, Stafford, VA 22554, tax map 30-24G;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$329,420 TH

(2,792.00 sq. ft.) at 202 Regester Chapel Road, Stafford, VA 22554, tax map 30-24E;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$372,225 TH (2,903.00 sq. ft.) at 208 Regester Chapel Road, Stafford, VA 22554, tax map 30-24H;

**NVR Inc (Ryan/NV Homes)**, 11700 Plaza America Drive, Suite 500, Reston, VA 20190; for 1 \$317,775 TH (2,583.00 sq. ft.) at 200 Regester Chapel Road, Stafford, VA 22554, tax map 30-24D.

### **Residential Totals**

New Single Family Detached: 76

New Single Family Attached: 20

### **Commercial**

**Arco/Murray National Construction**, 3110 Woodcreek Drive, Downers Grove, IL 60515; for 1 \$48,315,504, storage on property zoned M1 at 705 Bradburn PL, Stafford, VA 22554, tax map 38-77.

### **Commercial Change**

**Bas Contracting**, 4221 Spring Creek Road, Bridgewater, VA 22812; for 1 \$60,000 commercial, alterations on property zoned B2 at 1075 Garrisonville Road, 114, Stafford, VA 22556, Garrisonville Est, tax map 19A-1-42;

**Daniel E Payne LLC**, 10411 Hall Industrial Drive, Fredericksburg, VA 22408-8761; for 1 \$5,000 commercial, Quality Wheel Repair - alterations on property zoned M1 at 15 Flex Way, 105, Fredericksburg, VA 22405, tax map 38F-2-A;

**Daniel E Payne LLC**, 10411 Hall Industrial Drive, Fredericksburg, VA 22408-8761; for 1 \$5,000 commercial, Quality Wheel Repair - alterations on property zoned M1 at 15 Flex Way, 103, Fredericksburg, VA 22405, tax map 38F-2-A; **Daryl Scott & Mae Pylant**, 23 Peach Tree Lane, Falmouth, VA 22406-6248; for 1 \$18,000 commercial, alterations on property zoned A2 at 50 Hartwood Church Road, Fredericksburg, VA 22406, tax map 35-36;

**Degler-Whiting Inc**, 531 West Lancaster Avenue, Frazer, PA 19355; for 1 \$74,000 commercial, school on property zoned A1, R1 at 100 Wood Drive, Stafford, VA 22556, tax map 19-35A;

**Entrex Communications SVCS Inc**, 6100 Executive BLVD, Suite 350, Rockville, MD 20852; for 1 \$150,000 commercial, tower on property zoned A1 at 201 Dunbar Drive, Stafford, VA 22556, tax map 17-49G;

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**Fayland Consulting**, 5400 Willow Valley Road, Clifton, VA 20124; for 1 \$75,000 commercial, alterations on property zoned B3 at 1745 Jefferson Davis Highway, Stafford, VA 22554, tax map 38-95;

**Fredericksburg Tattoo Works LLC**, 348 Warrenton Road, Fredericksburg, VA 22405; for 1 \$7,000 commercial, Fredericksburg Tattoo - business on property zoned B2 at 348 Warrenton Road, Fredericksburg, VA 22405, tax map 45-53;

**Green Horizons Construction LL**, 12 Woodlot CT, Stafford, VA 22554; for 1 \$130,000 commercial, build out from shell on property zoned B2 at 373 Garrisonville Road, 101, Stafford, VA 22554, tax map 20-133N;

**J Beck & Assoc.**, 99 Woodrow Drive, Stafford, VA 22554; for 1 \$12,000 commercial, dock on property zoned A2 at 30 Shore Drive, Stafford, VA 22554, tax map 41B-3-24;

**J Beck & Assoc.**, 99 Woodrow Drive, Stafford, VA 22554; for 1 \$8,000 commercial, dock on property zoned A2 at 89 Woodrow Drive, Stafford, VA 22554, Widewater Beach, tax map 41B-1-15;

**Juliad Holdings LLC**, 9204 Venture CT, Manassas Park, VA 20111; for 1 \$70,000 commercial, build out from shell on property zoned M1 at 115 Juliad CT, 109, Fredericksburg, VA 22406, Stafford Industrial Park, tax map 44-104K;

**LMO Inc**, 155 Morton Road, Fredericksburg, VA 22405; for 1 \$70,307 commercial, alterations on property zoned R1 at 31 Stafford Avenue, Stafford, VA 22554, tax map 30-83;

**McKeever Services**, 11166 Fairfax BLVD, Suite 405, Fairfax, VA 22030; for 1 \$333,229 commercial, restaurant on property zoned B2, M1 at 1000 Corporate Drive, 101, Stafford, VA 22554, Quantico Corporate Center, tax map 13C-E;

**Nahra Design Group**, 7059 Blair Road NW, Suite 104, Washington, DC 20012; for 1 \$750,000 commercial, alterations on property zoned B2 at 100 Corporate Drive, Stafford, VA 22554, Quantico Corporate Center, tax map 13C-C;

**North American Roofing Services**, 41 Dogwood Road, Asheville, NC 28806; for 1 \$187,316 commercial, alterations on property zoned B2 at 1330 Stafford Market PL, Stafford, VA 22556, tax map 21S-5A;

**Quality Renovation Builder LLC**, 5755 Walcott Avenue, Fairfax, VA 22030; for 1 \$19,000 commercial, alterations on property zoned R3 at 107 Dover PL, Stafford, VA 22556, Sunningdale Meadows, tax map 21G-2-10;

**Quality Renovation Builder LLC**, 5755 Walcott Avenue, Fairfax, VA 22030; for 1 \$19,000 commercial, alterations on property zoned R3 at 109 Dover PL,

Stafford, VA 22556, Sunningdale Meadows, tax map 21G-2-11;

**Quality Renovation Builder LLC**, 5755 Walcott Avenue, Fairfax, VA 22030; for 1 \$19,000 commercial, alterations on property zoned R3 at 116 Hyde Park, Stafford, VA 22556, tax map 21G-9-112;

**Quality Renovation Builder LLC**, 5755 Walcott Avenue, Fairfax, VA 22030; for 1 \$19,000 commercial, alterations on property zoned R3 at 101 Dover PL, Stafford, VA 22556, Sunningdale Meadows, tax map 21G-2-7;

**Saeed Nagi**, 3825 Sean Lane, La Grange, NC 28551; for 1 \$60,000 commercial, Discount Tobacco And VApe - business on property zoned B2 at 282 Deacon Road, 112, Fredericksburg, VA 22405, tax map 54-121C;

**Taylor Lloyd C**, PO Box 1249, Fredericksburg, VA 22402-1249; for 1 \$8,000 commercial, alterations on property zoned B1 at 3925 Jefferson Davis Highway, Stafford, VA 22554, Powers, tax map 13-19A;

**Virginia Properties Inc**, 6308 Five Mile Center, Suite 215, Fredericksburg, VA 22407; for 1 \$40,375 commercial, build out from shell on property zoned B2 at 400 Corporate Drive, 203, Stafford, VA 22554, tax map 13C-F1;

**Virginia Properties Inc**, 6308 Five Mile Center, Suite 215, Fredericksburg, VA 22407; for 1 \$125,000 commercial, build out from shell on property zoned B2 at 400 Corporate Drive, 2020, Stafford, VA 22554, tax map 13C-F1

### Land Use Applications Processed

**Project #21153957 (processed 06/30/21)** - Lidl at Mine Rd. (JSK Stafford LLC); for a boundary line adjustment and consolidation on approximate 1.9 acres, zoned B2, located off of Wicomico Drive, tax map 21-28G & 21-29, Garrisonville Election District.

**Project #21153959 (processed 06/30/21)** - Stafford Industrial Park Brandy Hill BS Park Revision (Jeffrey L. Lehw Family LLC VI); for a revision to major site plan 2600680 to replace filterra with storm garden, alternative lighting, and relocate waste meter on approximate 4.37 acres, zoned M1, located on the northside of International Parkway approximately 2,000 sq. ft. east of Warrenton Road, tax map 44-119K, Falmouth Election District.

**Project #21153960 (processed 07/01/21)** - McGrath Rentcorp (McGrath Rentcorp); for a zoning determination to utilize a portion of the property for ground level storage and offices on approximately 68.54 acres, zoned M1, located on Centreport Parkway, tax map 37-74J, Hartwood Election District.

**Project #21153962 (processed 07/02/21)** - Project Mover Wyche Road I-95 Office Park (County of Stafford);



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for a dedication plat for offsite 20 ft. water sanitary sewer easement associated with infrastructure SP 2700597 on approximately 85.65 acres, zoned A1 & B3, located south of Jumping Branch Road and north of American Legion Road, tax map 38-94, 38-94C & 38-95, Hartwood Election District.

**Project #21153978 (processed 07/08/21)** - Courthouse Tracts LLC 7 Eleven (Corey Taylor); for a major site plan for proposed 7 Eleven convenience store with vehicle fuel sales on approximately 1.71 acres, zoned B2, located at the corner of Hospital Center Blvd. & Jefferson Davis Hwy., tax map 39-3, Hartwood Election District.

**Project #21153979 (processed 07/07/21)** - Utility Xing (Austin Run Crossing) (VDOT); for a utility crossings at Austin Ridge Crossing; under water installation will be directional bored at a minimum of 10 ft. to prevent any disturbance to the waterway; note: all work will be adjacent to the roadway pavement and not along any slopes in the VDOT Right of Way.

**Project #21153981 (processed 07/07/21)** - Stafford Middle School Gravity Sewer (Kevin Loescher Stafford County Public Works); for a proposed sewer line to be installed utilizing an open trench method and the trench will be backfilled with native material; a section of the line will be installed using directional boring due to slope constraints; utility line installation exempt from PRA restrictions.

**Project #21153982 (processed 07/07/21)** - Route 1 Safety Improvement Project (Kathy Fox County of Stafford Department of Public Works); the Route 1 Safety Project will improve corridor of Route 1 and has a project length of approximately 2,300 linear feet; the roadway is classified by VDOT as a Urban Arterial System (GS-5 Standard) and will utilize a 45 mph design speed; Telegraph Road will be realigned at the intersection of Route 1 and a dual left turn lane will be provided from Telegraph Road onto Route 1; a right turn lane will be added from Route 1 onto Telegraph Road and a concrete island will be provided to prevent left turns from Route 1 onto Telegraph Road; Route 1 will be widened at the intersection with Woodstock Lane to provide a left turn lane from Route 1 onto Woodstock Lane and a right turn lane from Route 1 onto Woodstock Lane; the existing 4-lane undivided road will be designed at the intersection as a 4-lane divided roadway utilizing both shoulder and curb and gutter sections; the raised median will also eliminate left turns from Woodstock Lane onto Route 1; the plans will be designed to utilize and salvage the existing roadway and stormwater management will be provided in accordance with VDOT standards with one new stormwater management facility, located at the intersections of Telegraph Road and Woodstock Lane.

**Project #21153983 (processed 07/08/21)** - Project Clover Signage (Roberts Road Investments LLC); for a conditional use permit to allow of comprehensive sign plan on approximately 81.82 acres, zoned M1, located immediately north of the intersection of Centreport Parkway and Paterson Ave., tax map 37-78, Hartwood Election District.

**Project #21153984 (processed 07/08/21)** - Walnut Grove (Westbrooke Homes LLC); for an easement plat for 10 ft. waterline easement within the Walnut Grove Subdivision on approximately 5.03 acres, zoned A2, enclosed by Grove Lane, Walnut Grove Drive & Greenbank Road, tax map 44J-5A, 44J-5B, 44J-5C, 44J-5D & 44J-5E, Hartwood Election District.

**Project #21153985 (processed 07/08/21)** - Sullivan Consolidation (Mr. Neal Sullivan); for a consolidation plat on approximately 4.60 acres, zoned A1, located on Thorny Point Rd. with water access to Aquia Creek, tax map 41A-1-8B, 41A-1-8C, 41A-1-8D & 41A-1-8G, Hartwood Election District.

**Project #21153986 (processed 07/09/21)** - Whitson Woods Section 2 (TFCC Stafford LLC); for a final subdivision plat for Whitson Woods (SubPrelim 1300405) for 43 lots on approximately 16 acres, zoned R3, located west of Highpointe Blvd., tax map 20-125, Garrisonville Election District.

**Project #21153987 (processed 07/09/21)** - Blake Farm (Leo Russell); for a boundary line adjustment for lots 11 & 12 on approximately 25.436 acres, zoned A1, located at the end of Rainwater Lane, .2 miles north of Richland Rd., tax map 25C-1-11 & 25C-1-12, Hartwood Election District.

**Project #21153988 (processed 07/13/21)** - Sycamore Grove Section 2 (Joyce Lupia); for a subdivision construction plan for 120 lots on approximately 58.74 acres, zoned A1, B2 & R2 with the majority of the land being zoned A1, located at the east side of Mountain View Road and south of Centreport Parkway, tax map 37-80, Hartwood Election District.

**Project #21153990 (processed 07/12/21)** - Burns Corner BLA (Burns Family Limited Partnership); for a boundary line adjustment for 2 lots on approximately 14.92 acres, zoned B2, located at the eastern side of Hospital Center Blvd., south of Courthouse Road and Hospital Center Blvd. intersection, tax map 29-92B & 30-54A, Hartwood Election District.

**Project #21153991 (processed 07/15/21)** - Dye BLA (Glenn Alan Dye & Amanda Webster); for a boundary line adjustment for two parcels on approximately 10.65 acres, zoned A1, located on Storck Road, west of the Hartwood Road & Storck Road intersection, tax map 25-43 & 25-43E, Hartwood Election District.

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**Project #21153992 (processed 07/15/21)** - Project Triangle Revision (Roberts Road Investments LLC); for revision to grading plan for install erosion control and detention measure in anticipation of future development on approximately 52.3 acres, zoned M1, located on Centreport Parkway southwest of the Stafford Regional Airport, tax map 37-30C, Hartwood Election District.

**Project #21153993 (processed 07/15/21)** - WaWa Cranes Corner (Cranes Corner Properties LLC); for a dedication plat for storm drainage easements on approximately 53.96 acres, zoned B2, located at the intersection of Jefferson Davis Hwy. & Centreport Parkway, tax map 46-10, Falmouth Election District.

**Project #21153996 (processed 07/20/21)** - Burns Corner (Justin Hughes); for Burns Corner, located off Hospital Center Blvd., tax map 30-54A, Hartwood Election District.

**Project #21153997 (processed 07/20/21)** - Whitson Woods (Liberty Townhouse Homeowners Association); for an infrastructure plan for Whitson Woods on approximately 10.81 acres, zoned R3, located east of Highpointe Drive, bordered by Meadow Wood Park to the west and Liberty Place Townhouses to the north, tax map 20T-B1 & 20T-B2, Garrisonville Election District.

**Project #21153998 (processed 07/20/21)** - Embrey Mill Town Center South Phase (North Stafford Associates LC); for a conditional use permit to allow child care center in the PD-2 zoning district within the south phase of Embrey Mill Town Center Commercial development on approximately 1.56 acres, zoned PD2, located between Courthouse Road & Mine Road, tax map 29-53B, Garrisonville Election District.

**Project #21153999 (processed 07/20/21)** - Donahue Family Subdivision (L.W. & Barbara S. Donahue); for a family subdivision plat on approximately 13.48 acres, zoned A1, located on Stoney Hill Road near the Stoney Hill Road & Poplar Road intersection, tax map 26-42A, Hartwood Election District.

**Project #21154002 (processed 07/26/21)** - Clairborne Run Force Main Phase 1B (Gary McCollum); for a Wetlands Joint Permit Application for the Clairborne Run Force Main Phase 1B, located along Kings Highway between Naomi and Rumford Roads, George Washington Election District.

**Project #21154003 (processed 07/26/21)** - Cordell Family Subdivision (William Charles Cordell Trustee); for a family subdivision and bla on approximately 49.7 acres, zoned A1, located at 90 & 92 Chapel Greene Rd., southwest of White Oak Rd., tax map 60-2, George Washington Election District.

**Project #21154004 (processed 07/27/21)** - Route 17 Utility Extension Project (Westlake Development LLC);

for public water and sanitary facilities will serve adjacent and surrounding properties in the Rocky Pen Run Sewer-shed and Berea Water Pressure Zone, including the Westlake residential development.

**Project #21154005 (processed 07/27/21)** - Wyche Road Gravity Sewer (Kevin Loescher Stafford County Public Works); for replacement of a +/- 1,200-foot section of an 8" gravity sewer line located within an existing easement approximately 1,500 feet southwest of the intersection of Hospital Center Blvd and Route 1; the existing sewer line will be excavated and replaced with a new 12" pipe; and extend from an existing line running parallel to Venture Drive to the existing Wyche Pump Station located adjacent to Route 1.

**Project #21154006 (processed 07/27/21)** - Musselman Road Property (Canyon Development Company, Inc.); for commercial development with associated infrastructure on an approximately 19 acre parcel known as "Musselman Road Property"; total surface water impacts authorized by the VWP permit total 0.52 acre of palustrine forested wetland, and are as depicted on the enclosed impacts map entitled Wetland Impact Plan; authorized impacts have been begun and include disturbance to existing vegetation; placement of fill material has not occurred.

**Project #21154007 (processed 07/27/21)** - Crows Nest Launch Ramp (400 Marlborough LLC); the impact to the site would be the grading of the land behind the bulkhead for a level Boardwalk with the existing Timber Bulkhead; grading of the land will be less than 200 square feet; (4) 8" Butt Timber Pilings will penetrate the Accokeek Creek bottom; the rest of the system is a ramp, floating dock and floating kayak launch, located at 400 Marlborough Point Rd., Stafford, VA 22554, tax map 49C-117, Aquia Election District.

**Project #21154008 (processed 07/27/21)** - Quantico Corp. Center Revision (Merritt-QB1 LLC); for a minor revision to reflect approved lighting waiver to major site plan 1915063 for 81,000 sq. ft. and 91,000 sq. ft. flex office building, zoned M1, located adjacent to the I-95 corridor in the Quantico Corporate Office Park along Corporate Drive, tax map 13C-D1, Griffis-Widewater Election District.

**Project #21154010 (processed 07/27/21)** - Davis, Landon BLA (Landon C. Davis III); for a boundary line adjustment on approximately 1.9 acres, zoned A1, located on Ingleside Drive, southeast of Lendall Lane, tax map 53-10, George Washington Election District.

**Project #21154017 (processed 07/28/21)** - Freedom Point (aka The Reserve at Woodstock) (H & C Investors LLC); for a dedication plat for storm drainage easement on approximately .47 acres, zoned R1, located on proposed Determination Drive with rear lot line touching Woodstock

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Lane, tax map 21GG-39 & 21GG-40, Griffis-Widewater Election District.

**Project #21154019 (processed 07/28/21)** - Skyline Reserve (Michael J. Stonehill - Brookstone Homes Inc.); for a minor subdivision for 3 lots on approximately 50.87 acres, zoned A1, located on Skyline Drive, west of the Harwood Road & Skyline Drive intersection, tax map 16-45, Hartwood Election District.

**Project #21154020 (processed 07/28/21)** - Skyline Estates (Michael J. Stonehill - Brookstone Homes Inc.); for a minor subdivision for 2 lots on approximately 50.87 acres, zoned A1, located on Skyline Drive, west of the Harwood Road & Skyline Drive intersection, tax map 16-45, Hartwood Election District.

### Real Estate Transactions of Interest June 1 through 30, 2021

#### Commercial/Land

**The 4019, LLC**, to Equipmentsshare.com, Inc., 5710 Bull Run Drive, Columbia, MO 65201; sale on 06/01/21 of Lot 18, Wyche Industrial Park, 3.54 acres, improved, commercial, zoned B3, at 40 Venture Dr., Stafford, VA, 22554, finished 7,820 sq. ft. warehouse built in 1993, tax map 38-83F; \$2,700,000 (Instrument# 210018692).

**Big Spring, LLC**, to Sigmacorps Solutions, LLC, 125 Woodstream Boulevard #201, Stafford, VA 22554; sale on 06/04/21 of Parcel 1, 0.34 acres, vacant, use n/a, zoned A1, located on Eskimo Hill Rd., Stafford, VA, 22554, Aquia District, (\$480,000.00 Deed of Trust with Big Spring, LLC), Parcel 2, 6.09 acres, vacant, use n/a, zoned M1, at 38 Big Spring Ln., Stafford, VA, 22554, Aquia District, tax map 38-108 38-106; \$600,000 (Instrument# 210019089).

**Wilson Trucking Corporation**, to Saia Motor Freight Line, LLC, 11465 Johns Creek Parkway #330, Johns Creek, GA 30097; sale on 06/09/21 of Lot 96A, 5.38 acres, improved, commercial, zoned M2, at 18 Powell Ln., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 17,220 sq. ft. warehouse built in 1970, tax map 44-96A; \$2,163,000 (Instrument# 210019734).

**England Run North Townhomes, LP**, to SREIT England Run, LLC, 591 West Putnam Avenue, Greenwich, CT 06830, Attn: Ellis Rinaldi; sale on 06/10/21 of Lots 1058 through 1177, Section 5, England Run North Townhouses, 16.02 acres, improved, commercial, zoned R-2, on west side of Plantation Drive on Fowler Lane, Sondra Lane, Mulberry Lane, Spruce Lane, Balsam Lane, Fredericksburg, VA, 22406, Falmouth, Hartwood Districts, 120 2-story rental townhomes averaging 1,600 sq. ft. and featuring 2-bed + den and 3-bed + den, 2.5-bath units, built

2001; lot size ranging from 0.04-acre interior lots, 0.08 end-unit lots; \$135,096,000 trust with CBRE Multifamily Capital, Inc., tax map 45N 5 1059 through 45N 5 1177; \$27,957,000 (Instrument# 210019916).

**Park Ridge Townhomes Section 2, L.P.**, to SREIT Park Ridge, L.L.C., 591 West Putnam Avenue, Greenwich, CT 06830; sale on 06/11/21 of Lots 308 through 331, Section 6C, Park Ridge Townhouses, improved, TH, zoned PD-1, on Park Cove Dr., Stafford, VA, 22554, Rock Hill Dist., finished 1,419 sq. ft. 3 bedroom townhouse apartments built in 1999; end unit THs = .07 acre lots; interior unit THs = .04 acre lots (\$135,096,000.00 Multifamily Deed of Trust with CBRE Multifamily Capital, Inc.), Lot E, Section 6C, Park Ridge Townhouses, 1.68 acres, vacant, use n/a, zoned PD-1, located on Park Cove Dr., Stafford, VA, 22554, Rock Hill District, Lot F, Section 6C, Park Ridge Townhouses, 0.07 acres, vacant, use n/a, zoned PD-1, located on Park Cove Dr., Stafford, VA, 22554, Rock Hill District, Lot G, Section 6C, Park Ridge Townhouses, 0.06 acres, vacant, use n/a, zoned PD-1, located on Park Cove Dr., Stafford, VA, 22554, Rock Hill District, tax map 20S-6C-G 20S-6C-F 20S-6C-E 20S-6C-308 through 331; \$6,064,830 (Instrument# 210019941).

**Park Ridge Townhomes, LP**, to SREIT Park Ridge, LLC, 591 West Putnam Avenue, Greenwich, CT 06830, Attn: Ellis Rinaldi; sale on 06/11/21 of Lot 3A, Section 3, Park Ridge Townhouses, 5.00 acres, vacant, use n/a, zoned PD-1, located on Park Cove Dr., Fiddlers Ct., Jonnycake Ct., Hedgeapple Ct. & Sweetwater Ct., Stafford, VA, 22554, Rock Hill District, Lots 775 through 786 & 811 through 824, Section 3, Park Ridge Townhouses, improved, TH, zoned PD-1, located on Fiddlers Ct., Stafford, VA, 22554, Rock Hill District, finished 1,419 sq. ft. townhouse apartments built in 1998; end unit THs = .07 acre lots; interior unit THs = .04 acre lots, Lots 787 through 792, Section 3, Park Ridge Townhouses, improved, TH, zoned PD-1, located on Park Cove Dr., Stafford, VA, 22554, Rock Hill District, finished 1,422 sq. ft. townhouse apartments built in 1998; end unit THs = .07 acre lots; interior THs = .04 acre lots, Lots 793 through 810, Section 3, Park Ridge Townhouses, improved, TH, zoned PD-1, located on Jonnycake Ct., Stafford, VA, 22554, Rock Hill District, finished 1,422 sq. ft. townhouse apartments built in 1998; end unit THs = .07 acre lots; interior unit THs = .04 acre lots, Lots 825 through 839 & 854 through 868, Section 3, Park Ridge Townhouses, improved, TH, zoned PD-1, located on Hedgeapple Ct., Stafford, VA, 22554, Rock Hill District, finished 1,419 sq. ft. townhouse apartments built in 1998; end unit THs = .07 acre lots; interior unit THs = .04 acre lots, Lots 840 through 853, Section 3, Park Ridge Townhouses, improved, TH, zoned PD-1, located on Sweetwater Ct., Stafford, VA, 22554,

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Rock Hill District, finished 1,419 sq. ft. townhouse apartments built in 1998; end unit THs = .07 acre lots; interior THs = .04 acre lots, tax map 20S-3-793 through 810 20S-3-787 through 792 20S-3-825 through 839 & 20S-3-854 through 868 20S-3-840 through 853 20S-3-775 through 786 & 20S-3-811 through 824 20S-3-3A; \$23,871,000 (Instrument# 210019940).

**15 Sage Ln., LLC**, to 15 Sage, LLC, 15129 Wetherburn Drive, Centreville, VA 20120; sale on 06/16/21 of Parcel 5A, Penny Industrial Park, 1.00 acres, improved, commercial, zoned M1, at 15 Sage Ln., Fredericksburg, VA, 22405, finished 11,400 sq. ft. warehouse built in 2005 (\$1,232,500.00 Credit Line Deed of Trust with HomeTrust Bank), tax map 38A-5; \$1,450,000 (Instrument# 210020566).

**Grace Street CC, LLC**, to Commonwealth Self Storage, LLC, 6651 Drunkard Road, Jetersville, VA 23083; sale on 06/16/21 of Parcel D, Carters Crossing, 3.92 acres, improved, commercial, zoned B2, at 27 South Gateway Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 40,658 sq. ft. retail building built in 2007 (\$6,575,000.00 Credit Line Deed of Trust with HomeTrust Bank), tax map 45T-4; \$8,525,000 (Instrument# 210020686).

**GDC Quantico, LLC**, to JC Quantico, LLC & CA Quantico, LLC, 5747 Potomac Ave. NW, Washington, DC 20016 & 4801 St. Elmo Avenue, Bethesda, MD 20814; sale on 06/21/21 of Parcel G, Quantico Corporate Center, 1.12 acres, improved, commercial, zoned B2, at 125 Corporate Dr., Stafford, VA, 22554, Aquia District, finished 8,000 sq. ft. retail building built in 2013 (\$3,100,000.00 Credit Line Deed of Trust with First United Bank & Trust), tax map 13C-G; \$100,000 (Instrument# 210020947).

### **Residential/Lots**

**S E Estates, LLC**, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 06/07/21 of Lot 68, Section 3A, Stafford Estates, 5.12 acres, vacant, use n/a, zoned A1, located on Long Meadow Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, Lot 72, Section 3A, Stafford Estates, 5.02 acres, vacant, use n/a, zoned A1, at 520 Homestead Ln., Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 34L-3A-72 34L-3A-68; \$235,000 (Instrument# 210019336).

**Adeline Estates Development Corporation**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/08/21 of Lot 6, Adeline Estates, 1.50 acres, vacant, use n/a, zoned A1, at 606 Babs Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, Lot 16, Adeline Estates, 1.74 acres, vacant, use n/a, zoned A1, at 501 Babs

Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 43U-16 43U-6; \$320,000 (Instrument# 210019535).

**Brian A. Gray**, to The Maltbie Group, LLC, 109 Sussex Street, Fredericksburg, VA 22405; sale on 06/09/21 of Lot 232, 0.79 acres, improved, SFD, zoned A2, at 94 Caisson Rd., Fredericksburg, VA, 22405, George Washington District, finished 1,530 sq. ft. single family dwelling built in 1915 (\$225,000.00 Deed of Trust with Razoo, LLC), tax map 55-232; \$200,000 (Instrument# 210019785).

**Granville Estates, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/09/21 of Lot 35, Granville Estates, 1.51 acres, vacant, use n/a, zoned A2, at 19 Granville Dr., Fredericksburg, VA, 22405, tax map 46V-35; \$151,857 (Instrument# 210019625).

**Nash Stafford, LLC**, to MSR Embrey Mill VI, LLC, 1960 Gallows Road #200, Vienna, VA 22182, Attn: Charles D. Ellison; sale on 06/09/21 of Lot 1525R, Section 11, Phase 2A, Embrey Mill, 0.12 acres, vacant, use n/a, zoned PD2, at 247 Smokebush Dr., Stafford, VA, 22554, Rock Hill District, Lot 1526R, Section 11, Phase 2A, Embrey Mill, 0.07 acres, vacant, use n/a, zoned PD2, at 245 Somkebush Dr., Stafford, VA, 22554, Rock Hill District, Lot 1527R, Section 11, Phase 2A, Embrey Mill, 0.07 acres, vacant, use n/a, zoned PD2, at 243 Smokebush Dr., Stafford, VA, 22554, Rock Hill District, Lot 1528R, Section 11, Phase 2A, Embrey Mill, 0.11 acres, vacant, use n/a, zoned PD2, at 241 Smokebush Dr., Stafford, VA, 22554, Rock Hill District, tax map 29G-11-1528 29G-11-1527 29G-11-1526 29G-11-1525; \$480,000 (Instrument# 210022376).

**SES Properties I, LLC**, to Aaronal Homes, Inc., P.O. Box 9070, Fredericksburg, VA 22403; sale on 06/09/21 of Lot 1, Saddle Ridge, 1.97 acres, vacant, use n/a, zoned A1, at 100 Saddle Ridge Ln., Fredericksburg, VA, 22406, Hartwood District, tax map 35J-1; \$132,000 (Instrument# 210019718).

**Adeline Estates Development Corporation**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/15/21 of Lot 18, Adeline Estates, 1.50 acres, vacant, use n/a, zoned A1, at 507 Babs Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 43U-18; \$160,000 (Instrument# 210020426).

**Granville Estates, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/15/21 of Lot 29, Granville Estates, 1.50 acres, vacant, use n/a, zoned A2, at 22 Granville Dr., Fredericksburg, VA, 22405, tax map 46V-29; \$151,858 (Instrument# 210020421).

**KS Stafford Land, LLC**, to NVR, Inc., 3850 Fettle Park Drive #201, Dumfries, VA 22025; sale on 06/15/21 of Lot 297, Section 4, Rappahannock Landing, 0.07 acres,

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vacant, use n/a, zoned R2, at 401 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 298, Section 4, Rappahannock Landing, 0.04 acres, vacant, use n/a, zoned R2, at 403 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 299, Section 4, Rappahannock Landing, 0.04 acres, vacant, use n/a, zoned R2, at 405 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 300, Section 4, Rappahannock Landing, 0.04 acres, vacant, use n/a, zoned R2, at 407 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 301, Section 4, Rappahannock Landing, 0.04 acres, vacant, use n/a, zoned R2, at 409 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 302, Section 4, Rappahannock Landing, 0.07 acres, vacant, use n/a, zoned R2, at 411 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 357, Section 4, Rappahannock Landing, 0.07 acres, vacant, use n/a, zoned R2, at 501 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 358, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 503 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 359, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 505 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 360, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 507 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 361, Section 4, Rappahannock Landing, 0.03 acres, vacant, use n/a, zoned R2, at 509 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, Lot 362, Section 4, Rappahannock Landing, 0.07 acres, vacant, use n/a, zoned R2, at 511 River Crest Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, tax map 53M-4-362 53M-4-361 53M-4-359 53M-4-360 53M-4-358 53M-4-302 53M-4-357 53M-4-301 53M-4-300 53M-4-403 53M-4-299 53M-4-297; \$1,207,990 (Instrument# 210020448).

**Nash Stafford, LLC**, to Richmond American Homes of Virginia, Inc., 12220 Sunrise Valley Drive, Reston, VA 20191, Attn: Jack Gallagher; sale on 06/15/21 of Lot 1351, Section 11, Phase 2A, Embrey Mill, 0.15 acres, vacant, use n/a, zoned PD2, at 124 Hibiscus Dr., Stafford, VA, 22554, Rock Hill District, Lot 1355, Section 11, Phase 2A, Embrey Mill, 0.15 acres, vacant, use n/a, zoned PD2, at 108 Hibiscus Dr., Stafford, VA, 22554, Rock Hill District, Lot 1357, Section 11, Phase 2A, Embrey Mill, 0.19 acres, vacant, use n/a, zoned PD2, at 100 Hibiscus Dr., Stafford, VA, 22554, Rock Hill District, Lot 1368, Section 11, Phase 2A, Embrey Mill, 0.15 acres, vacant, use n/a, zoned PD2, at 145 Hibiscus Dr., Stafford, VA, 22554, Rock Hill District,

tax map 29G-11-1351 29G-11-1357 29G-11-1368 29G-11-1355; \$686,475 (Instrument# 210020463).

**OCH Smith Lake, LLC**, to Marvin Meeks & Shephia Waldon, 115 Kimberwick Lane, Stafford, VA 22556; sale on 06/15/21 of Lot 10, Smith Lakes Estates, 3.00 acres, improved, SFD, zoned A1, at 115 Kimberwick Ln., Stafford, VA, 22556, finished 3,882 sq. ft. single family dwelling built in 2017 (\$727,512.00 mortgage with Bank of America), tax map 20SS-10; \$749,000 (Instrument# 210020380).

**NVR, Inc.**, to Drees Homes of DC, Inc., 8551 Rixlew Lane #230, Manassas, VA 20109, Attn: Charles F. Causey; sale on 06/16/21 of Lot 1473, Section 11, Phase 2A, Embrey Mill, 0.19 acres, vacant, use n/a, zoned PD2, at 514 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1505, Section 11, Phase 2A, Embrey Mill, 0.23 acres, vacant, use n/a, zoned PD2, located on Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1507, Section 11, Phase 2A, Embrey Mill, 0.24 acres, vacant, use n/a, zoned PD2, at 406 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1506, Section 11, Phase 2A, Embrey Mill, 0.17 acres, vacant, use n/a, zoned PD2, located on Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1520, Section 11, Phase 2A, Embrey Mill, 0.19 acres, vacant, use n/a, zoned PD2, at 360 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, tax map 29G-11-1520 29G-11-1507 29G-11-1473 29G-11-1506 29G-11-1505; \$994,028 (Instrument# 210020696).

**Nash Stafford, LLC**, to Drees Homes of DC, Inc., 8551 Rixlew Lane #230, Manassas, VA 20109, Attn: Charles F. Causey; sale on 06/16/21 of Lot 1473, Section 11, Phase 2A, Embrey Mill, 0.19 acres, vacant, use n/a, zoned PD2, at 514 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1505, Section 11, Phase 2A, Embrey Mill, 0.23 acres, vacant, use n/a, zoned PD2, at 410 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1506, Section 11, Phase 2A, Embrey Mill, 0.17 acres, vacant, use n/a, zoned PD2, at 408 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1507, Section 11, Phase 2A, Embrey Mill, 0.24 acres, vacant, use n/a, zoned PD2, at 407 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, Lot 1520, Section 11, Phase 2A, Embrey Mill, 0.19 acres, vacant, use n/a, zoned PD2, at 360 Pepperidge Dr., Stafford, VA, 22554, Rock Hill District, tax map 29G-11-1520 29G-11-1507 29G-11-1473 29G-11-1506 29G-11-1505; \$994,028 (Instrument# 210020696).

**Adeline Estates Development Corporation**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/21/21 of Lot 4, Adeline Estates, 1.50 acres, vacant, use n/a, zoned A1, at 607 Babs Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 43U-4; \$160,000 (Instrument# 210021085).

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**Bells Hill Development, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/21/21 of Lot 24D, Bells Hill Park, 0.08 acres, vacant, use n/a, zoned R2, at 32 Creek Crossing Ct., Stafford, VA, 22554, Lot 24E, Bells Hill Park, 0.05 acres, vacant, use n/a, zoned R2, at 34 Creek Crossing Ct., Stafford, VA, 22554, Lot 24F, Bells Hill Park, 0.05 acres, vacant, use n/a, zoned R2, at 36 Creek Crossing Ct., Stafford, VA, 22554, Lot 24G, Bells Hill Park, 0.05 acres, vacant, use n/a, zoned R2, at 38 Creek Crossing Ct., Stafford, VA, 22554, Lot 24H, Bells Hill Park, 0.08 acres, vacant, use n/a, zoned R2, at 40 Creek Crossing Ct., Stafford, VA, 22554, tax map 30-24G 30-24F 30-24E 30-24D 30-24H; \$570,000 (Instrument# 210020913).

**Mary E. Bowling, Trustee**, to J.D. Stonehill Homes, Inc., 35 Walpole Street #205, Stafford, VA 22554; sale on 06/21/21 of Lot 1, Bowling One, 3.00 acres, vacant, use n/a, zoned A1, at 56 Southern View Dr., Stafford, VA, 22554, Aquia District, (\$2,802,000.00 Credit Line Deed of Trust with Sandy Spring Bank), Lot 2, Estes Estates, 3.00 acres, vacant, use n/a, zoned A1, at 54 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 3, Estes Estates, 3.59 acres, vacant, use n/a, zoned A1, at 52 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 4, Estes Estates, 3.00 acres, vacant, use n/a, zoned A1, at 50 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 5, Estes Estates, 3.00 acres, vacant, use n/a, zoned A1, at 40 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 6, Estes Estates, 3.01 acres, vacant, use n/a, zoned A1, at 30 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 7, Estes Estates, 3.01 acres, vacant, use n/a, zoned A1, at 20 Southern View Dr., Stafford, VA, 22554, Aquia District, Lot 8, Estes Estates, 3.01 acres, vacant, use n/a, zoned A1, located on Eskimo Hill Rd., Stafford, VA, 22554, Aquia District, Lot 9, Estes Estates, 3.00 acres, vacant, use n/a, zoned A1, at 430 Eskimo Hill Rd., Stafford, VA, 22554, Aquia District, tax map 38H-9 38H-8 38H-7 38H-6 38H-5 38H-4 38H-3 38H-2 38-135B; \$1,200,000 (Instrument# 210021106).

**Troy D. Payne, Trustee**, to Peter Jacob Davis, 9205 Farnsworth Drive, Potomac, MD 20854; sale on 06/21/21 of Lot 66, 4.42 acres, vacant, use n/a, zoned A1, located on the east side of Caisson Rd., south of state road 601, Fredericksburg, VA, 22405, George Washington District, (\$116,720.00 Credit Line Deed of Trust with Farm Credit of the Virginias, ACA), tax map 59-66; \$145,900 (Instrument# 210021021).

**Granville Estates, LLC**, to NVR, Inc., 3926 Pender Drive #200, Fairfax, VA 22030; sale on 06/22/21 of Lot 31, Granville Estates, 1.50 acres, vacant, use n/a, zoned A2, at 26 Granville Dr., Fredericksburg, VA, 22405, Lot 33, Granville Estates, 1.54 acres, vacant, use n/a, zoned A2, at

25 Granville Rd., Fredericksburg, VA, 22405, Lot 34, Granville Estates, 1.50 acres, vacant, use n/a, zoned A2, at 23 Granville Rd., Fredericksburg, VA, 22405, tax map 46V-34 46V-33 46V-31; \$455,573 (Instrument# 210021369).

**RLB Homes, LLC**, to R & W Homes, Inc., 12091 Jessc Lane, Ruther, VA 222546; sale on 06/22/21 of Lot 4, Oakridge Overlook, 3.02 acres, vacant, use n/a, zoned A1, located south of Kellogg Mill Rd., adjacent to 554 Kellogg Mill Rd., Fredericksburg, VA, 22406, tax map 37D-4; \$100,000 (Instrument# 210021347).

**C & F Investments of VA, LLC**, to Augustine Homes, LLC, 1320 Old Chain Bridge Road #270, McLean, VA 22101; sale on 06/25/21 of Lot 4, The Estates at Monroe Place, 3.00 acres, vacant, use n/a, zoned A1, at 65 Monroe Farm Dr., Fredericksburg, VA, 22406, tax map 43W-4; \$120,000 (Instrument# 210021781).

**Elizabeth N. Ross, Trustee**, to Aaronal Homes, Inc., P.O. Box 9070, Fredericksburg, VA 22403; sale on 06/25/21 of Lot 67, Section 2, Argyle Heights, 1.42 acres, improved, SFD, zoned R1, at 411 Oxford Dr., Fredericksburg, VA, 22405, finished 2,603 sq. ft. single family dwelling built in 1953 (\$326,400.00 Credit Line Deed of Trust with Carter Bank & Trust), Lot 66, Section 2, Argyle Heights, 0.70 acres, vacant, use n/a, zoned R1, located adjacent to 411 Oxford Dr., Fredericksburg, VA, 22405, tax map 58A-2-67 58A-2-66; \$409,900 (Instrument# 210021862).

**C & F Investments of VA, LLC**, to Augustine Homes, LLC, 1320 Old Chain Bridge Road #270, McLean, VA 20110; sale on 06/30/21 of Lot 11, The Estates at Monroe Place, 3.00 acres, vacant, use n/a, zoned A1, at 1105 Fila Ct., Fredericksburg, VA, 22406, tax map 43W-11; \$120,000 (Instrument# 210022349).

**Storck Road, LLC**, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 06/30/21 of Lot 2, Glenleigh Estates, 4.95 acres, vacant, use n/a, zoned A1, at 259 Storck Rd., Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 25-34M; \$115,000 (Instrument# 210022427).

**TI-Summerset Ridge South, LLC**, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22404; sale on 06/30/21 of Lot 2, Summerset Ridge South, 3.75 acres, vacant, use n/a, zoned A1, at 80 Hopewell Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, tax map 43T-2; \$9,500 (Instrument# 210022429).

**TI-Summerset Ridge South, LLC**, to Atlantic Builders, Ltd., 1975 Jefferson Davis Highway, Fredericksburg, VA 22401; sale on 06/30/21 of Lot 9, Summerset Ridge South, 5.45 acres, vacant, use n/a, zoned A1, at 80 Piney Hill Ln., Fredericksburg, VA, 22406,

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Falmouth-Hartwood District, tax map 43T-9; \$110,000 (Instrument# 210022433).

### ***New Home Sales***

**Atlantic Builders, Ltd.**, to Allen D. Peake, III, 206 Bennington Way, Stafford, VA 22556; sale on 06/01/21 of Lot 29, Section 3, Saratoga Woods, 1.50 acres, improved, SFD, zoned A1, at 206 Bennington Way, Stafford, VA, 22556, Falmouth-Hartwood District, finished 3,470 sq. ft. single family dwelling built in 2021 (\$519,762.00 mortgage with Thrive Mortgage, LLC), tax map 36H-3-29; \$611,485 (Instrument# 210018547).

**Atlantic Builders, Ltd.**, to Karie Ann Neilson, 200 Chimney Swift Road, Fredericksburg, VA 22406; sale on 06/01/21 of Lot 43, Section 2, Amber Oaks, 3.10 acres, improved, SFD, zoned A1, at 200 Chimney Swift Rd., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,284 sq. ft. single family dwelling built in 2021 (\$806,361.00 mortgage with Caliber Home Loans, Inc.), tax map 34N-2-43; \$806,361 (Instrument# 210018549).

**D.R. Horton, Inc.**, to Paul Osei-Amponsah, 215 Yates Street, Stafford, VA 22554; sale on 06/01/21 of Lot 24, Section 3, Shelton Knolls, 0.26 acres, improved, SFD, zoned R1, at 215 Yates St., Stafford, VA, 22554, Rock Hill District, finished 4,300 sq. ft. single family dwelling built in 2021 (\$607,858.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-24; \$639,850 (Instrument# 210018552).

**D.R. Horton, Inc.**, to Victor Allan Bohn, 207 Yates Street, Stafford, VA 22554; sale on 06/01/21 of Lot 22, Section 3, Shelton Knolls, 0.20 acres, improved, SFD, zoned R1, at 207 Yates St., Stafford, VA, 22554, Rock Hill District, finished 3,320 sq. ft. single family dwelling built in 2021 (\$548,250.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-22; \$622,650 (Instrument# 210018557).

**D.R. Horton, Inc.**, to Raelene Rickman, 305 Marianne Place, Stafford, VA 22554; sale on 06/01/21 of Lot 21, Section 3, Shelton Knolls, 0.27 acres, improved, SFD, zoned R1, at 305 Marianne Pl., Stafford, VA, 22554, Rock Hill District, finished 4,341 sq. ft. single family dwelling built in 2021 (\$651,534.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-21; \$685,825 (Instrument# 210018562).

**IHMW Embrey Mill II, LLC**, to Frank Juan Medina, III, 230 Aspen Road, Stafford, VA 22554; sale on 06/01/21 of Lot 1196, Section 7, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 230 Aspen Rd., Stafford, VA, 22554, Rock Hill District, finished 2,968 sq. ft. single family dwelling built in 2021 (\$496,529.00 mortgage with

First Heritage Mortgage, LLC), tax map 29G-7-1196; \$496,529 (Instrument# 210018542).

**J.D. Stonehill Homes, Inc.**, to Gregory Leon Switt, Jr., 126 Robeli Way, Fredericksburg, VA 22406; sale on 06/01/21 of Lot 5, Robeli Farms, 1.50 acres, improved, SFD, zoned A1, at 126 Robeli Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,470 sq. ft. single family dwelling built in 2021 (\$688,545.00 mortgage with M&T Bank), tax map 35M-5; \$688,545 (Instrument# 210018566).

**NVR, Inc.**, to Joseph R. Colombo, 510 View Point Way, Fredericksburg, VA 22405; sale on 06/01/21 of Lot 384, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 510 View Point Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,986 sq. ft. townhouse built in 2021 (\$318,121.00 mortgage with NVR Finance, Inc.), tax map 53M-4-384; \$327,960 (Instrument# 210018598).

**Stanley Martin Homes, LLC**, to Wida Gargasht, 301 Petunia Way, Stafford, VA 22554; sale on 06/01/21 of Lot 1298, Section 7, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 301 Petunia Way, Stafford, VA, 22554, Rock Hill District, finished 5,015 sq. ft. single family dwelling built in 2021 (\$617,352.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1298; \$649,845 (Instrument# 210018568).

**Aaronal Homes, Inc.**, to Jesse B. Elmore, III, 212 Richwood Cove, Fredericksburg, VA 22406; sale on 06/03/21 of Lot 21, Marsh Run Estates, 3.55 acres, improved, SFD, zoned A1, at 212 Richwood Cv., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 3,897 sq. ft. single family dwelling built in 2021 (\$787,687.00 mortgage with Home Point Financial Corporation), tax map 34K-21; \$787,687 (Instrument# 210018995).

**Drees Homes of DC, Inc.**, to Gail Moore, 1087 Aspen Road, Stafford, VA 22554; sale on 06/04/21 of Lot 796, Section 5, Phase 1, Embrey Mill, 0.15 acres, improved, SFD, zoned PD2, at 1087 Aspen Rd., Stafford, VA, 22554, Rock Hill District, finished 3,048 sq. ft. single family dwelling built in 2021 (\$504,000.00 mortgage with McLean Mortgage Corporation), tax map 29G-5-796; \$631,139 (Instrument# 210019228).

**NVR, Inc.**, to Dexter B. McDougle, 601 Babs Run, Fredericksburg, VA 22406; sale on 06/04/21 of Lot 1, Adeline Estates, 1.52 acres, improved, SFD, zoned A1, at 601 Babs Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,004 sq. ft. single family dwelling built in 2021 (\$277,980.00 mortgage with NVR Mortgage Finance, Inc.), tax map 43U-1; \$577,960 (Instrument# 210019091).

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**NVR, Inc.**, to Teddy O. Amoah, 182 Regester Chapel Road, Stafford, VA 22554; sale on 06/04/21 of Lot 25, Bells Hill Terrace, 0.05 acres, improved, TH, zoned R2, at 182 Regester Chapel Rd., Stafford, VA, 22554, finished 2,372 sq. ft. townhouse built in 2021 (\$379,254.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-25; \$399,215 (Instrument# 210019061).

**Pulte Home Company, LLC**, to Kalmen Issac Leikach, 5973 Avery Point Drive, Fredericksburg, VA 22406; sale on 06/04/21 of Lot 1031, Section 8B, Celebrate Virginia North, 0.59 acres, improved, SFD, zoned RBC, at 5973 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 4,596 sq. ft. single family dwelling built in 2021 (\$476,733.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-8B-1031; \$595,917 (Instrument# 210019203).

**Pulte Home Company, LLC**, to Patrick Fred Shay, 5965 Avery Point Drive, Fredericksburg, VA 44406; sale on 06/04/21 of Lot 1029, Section 8B, Celebrate Virginia North, 0.59 acres, improved, SFD, zoned RBC, at 5965 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,110 sq. ft. single family dwelling built in 2021 (\$577,178.00 mortgage with Freedom Mortgage Corporation), tax map 44CC-8B-1029; \$541,025 (Instrument# 210019199).

**Drees Homes of DC, Inc.**, to Sheree Nycole Badgett, 350 Aspen Road, Stafford, VA 22554; sale on 06/07/21 of Lot 1270, Section 7, Phase 1, Embrey Mill, 0.34 acres, improved, SFD, zoned PD2, at 350 Aspen Rd., Stafford, VA, 22554, Rock Hill District, finished 4,237 sq. ft. single family dwelling built in 2021 (\$728,322.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-7-1270; \$768,013 (Instrument# 210019376).

**NVR, Inc.**, to Shaniqua V. Allen, 506 View Point Way, Fredericksburg, VA 22405; sale on 06/07/21 of Lot 385, Section 4, Rappahannock Landing, 0.04 acres, improved, TH, zoned R2, at 506 View Point Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,986 sq. ft. townhouse built in 2021 (\$319,506.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-385; \$325,000 (Instrument# 210019327).

**Atlantic Builders, Ltd.**, to Wesley M. Woodward, 207 Bennington Way, Stafford, VA 22556; sale on 06/08/21 of Lot 35, Section 3, Saratoga Woods, 1.53 acres, improved, SFD, zoned A1, at 207 Bennington Way, Stafford, VA, 22556, Falmouth-Hartwood District, finished 3,932 sq. ft. single family dwelling built in 2021 (\$674,320.00 mortgage with Caliber Home Loans, Inc.), tax map 36H-3-35; \$682,005 (Instrument# 210019481).

**NVR, Inc.**, to Ronald J. Spivey, 518 Babs Run, Fredericksburg, VA 22406; sale on 06/08/21 of Lot 9, Adeline Estates, 1.50 acres, improved, SFD, zoned A1, at

518 Babs Run, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,158 sq. ft. single family dwelling built in 2021 (\$484,918.40 mortgage with Navy Federal Credit Union), tax map 43U-9; \$606,148 (Instrument# 210019507).

**Pulte Home Company, LLC**, to Patrick Kinney Pearse, 5942 Avery Point Drive, Fredericksburg, VA 22406; sale on 06/08/21 of Lot 1061, Section 8B, Celebrate Virginia North, 0.17 acres, improved, SFD, zoned RBC, at 5942 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 1,567 sq. ft. single family dwelling built in 2021 (\$404,294.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-8B-1061; \$404,294 (Instrument# 210019430).

**Stanley Martin Homes, LLC**, to Ronald Ernesto Sanchez & Noralba Beatriz Maradiaga, 401 Coastal Avenue, Stafford, VA 22554; sale on 06/08/21 of Lot 1269, Section 7, Phase 1, Embrey Mill, 0.23 acres, improved, SFD, zoned PD2, at 401 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 5,237 sq. ft. single family dwelling built in 2021 (\$671,935.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1269; \$707,300 (Instrument# 210019520).

**Miller & Smith at Embrey Mill IV, LLC**, to Dwight H. Jarrett, Jr., 200 Aspen Road, Stafford, VA 22554; sale on 06/09/21 of Lot 1193, Section 7, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 200 Aspen Rd., Stafford, VA, 22554, Rock Hill District, finished 3,386 sq. ft. single family dwelling built in 2021 (\$540,380.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-7-1193; \$590,380 (Instrument# 210019720).

**NVR, Inc.**, to Kristofer E. Sandbakken, 504 View Point Way, Fredericksburg, VA 22405; sale on 06/09/21 of Lot 386, Section 4, Rappahannock Landing, 0.04 acres, improved, TH, zoned R2, at 504 View Point Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,998 sq. ft. townhouse built in 2021 (\$302,575.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-386; \$318,500 (Instrument# 210019752).

**J.D. Stonehill Homes, Inc.**, to Ricco Anthony Espinoza, 1812 Robeli Farms Drive, Fredericksburg, VA 22406; sale on 06/10/21 of Lot 1, Robeli Farms, 1.50 acres, improved, SFD, zoned A1, at 1812 Robeli Farms Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,066 sq. ft. single family dwelling built in 2020 (\$631,937.00 mortgage with Intercoastal Mortgage, LLC), tax map 35M-1; \$654,400 (Instrument# 210019837).

**NVR, Inc.**, to Joel M. Miro Marquez & Karina Mendez Cortes, 502 View Point Way, Fredericksburg, VA 22405; sale on 06/10/21 of Lot 387, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 502 View Point Way, Fredericksburg, VA, 22405, Falmouth-



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Hartwood District, finished 1,986 sq. ft. townhouse built in 2021 (\$319,867.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-387; \$329,760 (Instrument# 210019925).

**Pulte Home Company, LLC**, to Theresa Lee Litalien, 2 Drum Point Drive, Fredericksburg, VA 22406; sale on 06/10/21 of Lot 606A, Section 1, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 1 Drum Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,761 sq. ft. single family dwelling built in 2021 (\$370,000.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-1-606; \$490,556 (Instrument# 210019871).

**Pulte Home Company, LLC**, to Kurt W. Sporrer, Trustee, 308 Montera Avenue, Fredericksburg, VA 22406; sale on 06/10/21 of Lot 639, Section 5B2, Celebrate Virginia North, 0.19 acres, improved, SFD, zoned RBC, at 308 Montera Ave., Fredericksburg, VA, 22406, Hartwood District, finished 3,096 sq. ft. single family dwelling built in 2021, tax map 44CC-5B2-639; \$487,417 (Instrument# 210019874).

**D.R. Horton, Inc.**, to Shelby Parris Moore & Erica Chantel Crawley, 4 Port View Drive, Fredericksburg, VA 22405; sale on 06/11/21 of Lot 99, Section 1C, Southgate, 0.20 acres, improved, SFD, zoned R1, at 4 Port View Dr., Fredericksburg, VA, 22405, finished 3,126 sq. ft. single family dwelling built in 2021 (\$482,325.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 45U-1C-99; \$482,325 (Instrument# 210020161).

**NVR, Inc.**, to Kimberly Evonne Wilson, 176 Register chapel Road, Stafford, VA 22554; sale on 06/11/21 of Lot 22, Bells Hill Terrace, 0.05 acres, improved, TH, zoned R2, at 176 Register Chapel Rd., Stafford, VA, 22554, finished 2,412 sq. ft. townhouse built in 2021 (\$395,965.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-22; \$403,270 (Instrument# 210020025).

**Stanley Martin Homes, LLC**, to Heidi Kathleen Faust & Ramon Mojica, 558 Crab Apple Drive, Stafford, VA 22554; sale on 06/11/21 of Lot 1141, Section 7, Phase 1, Embrey Mill, 0.18 acres, improved, SFD, zoned PD2, at 558 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 5,133 sq. ft. single family dwelling built in 2021 (\$548,250.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1141; \$776,175 (Instrument# 210020056).

**NVR, Inc.**, to Tara V. Williams, 203 Southern View Drive, Fredericksburg, VA, 22405; sale on 06/14/21 of Lot 15, Granville Estates, 1.50 acres, improved, SFD, zoned A2, at 203 Southern View Dr, Fredericksburg, VA, 22405, finished 3,965 sq. ft. single family dwelling built in 2021 (\$615,895.00 mortgage with NVR Mortgage Finance, Inc.), tax map 46V-15; \$615,895 (Instrument# 210020319).

**NVR, Inc.**, to Musa Rotimi Otunba, 9413 Bright Star Drive, Manassas, VA 20111; sale on 06/14/21 of Lot 401, Section 4, Rappahannock Landing, 0.03 acres, improved, TH, zoned R2, at 531 View Point Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 1,698 sq. ft. townhouse built in 2021 (\$236,193.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-401; \$277,875 (Instrument# 210020327).

**Pulte Home Company, LLC**, to Donna Carnall, 5946 Avery Point Drive, Fredericksburg, VA 22406; sale on 06/14/21 of Lot 1062, Section 8B, Celebrate Virginia North, 0.14 acres, improved, SFD, zoned RBC, at 5946 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,173 sq. ft. single family dwelling built in 2021 (\$100,000.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-8B-1062; \$395,529 (Instrument# 210020310).

**R & W Homes, Inc.**, to Kyle Frederick Gutierrez, 195 Newton Road, Fredericksburg, VA 22405; sale on 06/14/21 of Lot 22B, Huwar, 1.33 acres, improved, SFD, zoned A1, at 195 Newton Rd., Fredericksburg, VA, 22405, George Washington District, finished 2,220 sq. ft. single family dwelling built in 2021 (\$391,920.00 mortgage with Atlantic Bay Mortgage Group, LLC), tax map 56-22B; \$489,900 (Instrument# 210020286).

**Atlantic Builders, Ltd.**, to Amy Leigh Horne, 1 Kellogg Court, Fredericksburg, VA 22406; sale on 06/15/21 of Lot 27, Kellogg Mill, 1.50 acres, improved, SFD, zoned A1, at 1 Kellogg Ct., Fredericksburg, VA, 22406, Hartwood District, finished 4,181 sq. ft. single family dwelling built in 2021 (\$233,412.00 mortgage with Caliber Home Loans, Inc.), tax map 36J-27; \$627,175 (Instrument# 210020429).

**NVR, Inc.**, to Barbara Greczyn, 5 Granville Drive, Fredericksburg, VA 22405; sale on 06/15/21 of Lot 38, Granville Estates, 1.50 acres, improved, SFD, zoned A2, at 5 Granville Dr., Fredericksburg, VA, 22405, finished 4,218 sq. ft. single family dwelling built in 2021 (\$652,455.00 mortgage with NVR Mortgage Finance, Inc.), tax map 46V-38; \$653,450 (Instrument# 210020482).

**Atlantic Builders, Ltd.**, to Tarvaris L. Washington, 130 Black Hawk Drive, Stafford, VA 22554; sale on 06/16/21 of Lot 14, Black Hawk Ridge, 1.50 acres, improved, SFD, zoned A1, at 130 Black Hawk Dr., Stafford, VA, 22554, Aquia District, finished 5,136 sq. ft. single family dwelling built in 2021 (\$728,107.00 mortgage with Guaranteed Rate, Inc.), tax map 39W-14; \$728,107 (Instrument# 210020617).

**Brookstone Development & Building Corporation**, to Dion Timothy Sanders, 101 Seth Drive, Fredericksburg, VA 22406; sale on 06/16/21 of Lot 11, Sullivan Estates, 3.16 acres, improved, SFD, zoned A1, at 101 Seth Dr,

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Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 5,375 sq. ft. single family dwelling built in 2021 (\$838,364.00 mortgage with Intercoastal Mortgage, LLC), tax map 16T-11; \$838,364 (Instrument# 210020570).

**NVR, Inc.**, to Kevin C. Burton, 183 Regester Chapel Road, Stafford, VA 22554; sale on 06/16/21 of Lot 27, Bells Hill Terrace, 0.09 acres, improved, TH, zoned R2, at 183 Regester Chapel Rd., Stafford, VA, 22554, finished 2,412 sq. ft. townhouse built in 2021 (\$457,026.00 mortgage with Pentagon Federal Credit Union), tax map 30XX-27; \$441,145 (Instrument# 210020697).

**Stanley Martin Homes, LLC**, to Robert Adams, 405 Coastal Avenue, Stafford, VA 22554; sale on 06/16/21 of Lot 1268, Section 7, Phase 1, Embrey Mill, 0.20 acres, improved, SFD, zoned PD2, at 405 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 4,298 sq. ft. single family dwelling built in 2021 (\$591,298.00 mortgage with George Mason Mortgage, LLC), tax map 29G-7-1268; \$612,335 (Instrument# 210020573).

**IHMW Embrey Mill II, LLC**, to Kwaku Marfo Gyebi, 211 Coastal Avenue, Stafford, VA 22554; sale on 06/17/21 of Lot 1170, Section 7, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 211 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 3,028 sq. ft. single family dwelling built in 2021 (\$475,990.00 mortgage with Wyndham Capital Mortgage, Inc.), tax map 29G-7-1170; \$491,090 (Instrument# 210020847).

**NVR, Inc.**, to Michael W. Malave Campos & Karyna K. Serrano Garcia, 186 Regester Chapel Road, Stafford, VA 22556; sale on 06/17/21 of Lot 26, Bells Hill Terrace, 0.13 acres, improved, TH, zoned R2, at 186 Regester Chapel Rd., Stafford, VA, 22556, finished 2,412 sq. ft. townhouse built in 2021 (\$427,615.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-26; \$427,615 (Instrument# 210020752).

**NVR, Inc.**, to Jesse Deante Traylor, 174 Regester Chapel Road, Stafford, VA 22554; sale on 06/17/21 of Lot 21, Bells Hill Terrace, 0.05 acres, TH, zoned R2, at 174 Regester Chapel Rd., Stafford, VA, 22554, finished 2,412 sq. ft. townhouse built in 2021 (\$430,459.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-21; \$415,501 (Instrument# 210020721).

**Pulte Home Company, LLC**, to June Darlene Green, Beverly Green Cooper & Cynthia Denise McClendon, 10 Drum Pointe Drive, Fredericksburg, VA 22406; sale on 06/17/21 of Lot 491, Section 5B1, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 10 Drum Pointe Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,537 sq. ft. single family dwelling built in 2015 (\$538,074.00 mortgage with Plains Commerce Bank), tax map 44CC-5B1-491; \$548,000 (Instrument# 210020858).

**QCH Smith Lake, LLC**, to Cedric L. Pugh & Barbara Ann DeLoach, 38 Kimberwick Lane, Stafford, VA 22556; sale on 06/17/21 of Lot 3, Smith Lakes Estates, 3.00 acres, improved, SFD, zoned A1, at 38 Kimberwick Ln., Stafford, VA, 22556, finished 3,042 sq. ft. single family dwelling built in 2021 (\$623,001.00 mortgage with George Mason Mortgage, LLC), tax map 20SS-3; \$768,000 (Instrument# 210020730).

**R & W Homes, Inc.**, to Lisa Susan Marshall, 187 Newton Road, Fredericksburg, VA 22405; sale on 06/17/21 of Lot 2, Huwar, 1.31 acres, improved, SFD, zoned A1, at 187 Newton Rd., Fredericksburg, VA, 22405, George Washington District, finished 2,220 sq. ft. single family dwelling built in 2021 (\$490,937.00 mortgage with Home Point Financial Corporation), tax map 56-22C; \$479,900 (Instrument# 210020851).

**D.R. Horton, Inc.**, to Albert Bernard Tyson, 226 Yates Street Stafford, VA 22554; sale on 06/21/21 of Lot 30, Section 3, Shelton Knolls, 0.25 acres, improved, SFD, zoned R1, at 226 Yates St., Stafford, VA, 22554, finished 4,237 sq. ft. single family dwelling built in 2021 (\$715,000.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-30; \$715,000 (Instrument# 210021069).

**D.R. Horton, Inc.**, to Jason Dante Magana, 219 Yates Street, Stafford, VA 22554; sale on 06/21/21 of Lot 26, Section 3, Shelton Knolls, 0.25 acres, improved, SFD, zoned R1, at 219 Yates St., Stafford, VA, 22554, finished 3,389 sq. ft. single family dwelling built in 2021 (\$663,800.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-26; \$663,800 (Instrument# 210021073).

**Miller & Smith at Embrey Mill IV, LLC**, to Esther Oghowmen Omorodion, 416 Coastal Avenue, Stafford, VA 22554; sale on 06/21/21 of Lot 1186, Section 7, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 416 Coastal Ave., Stafford, VA, 22554, Rock Hill District, finished 3,231 sq. ft. single family dwelling built in 2021 (\$379,840.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-7-1186; \$474,800 (Instrument# 210021062).

**NVR, Inc.**, to Catherine Franklin, 185 Regester Chapel Road, Stafford, VA 22554; sale on 06/21/21 of Lot 28, Bells Hill Terrace, 0.05 acres, improved, TH, zoned R2, at 185 Regester Chapel Rd., Stafford, VA, 22554, finished 2,426 sq. ft. townhouse built in 2021 (\$400,000.00 mortgage with Sandy Spring Bank), tax map 30XX-28; \$428,757 (Instrument# 210021064).

**NVR, Inc.**, to Faye Augustine Suggs, 187 Regester Chapel Road, Stafford, VA 22554; sale on 06/21/21 of Lot 29, Bells Hill Terrace, 0.05 acres, improved, TH, zoned R2, at 187 Regester Chapel Rd., Stafford, VA, 22554, finished

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2,412 sq. ft. townhouse built in 2021 (\$383,140.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-29; \$394,990 (Instrument# 210020961).

**Pulte Home Company, LLC**, to Tracy E. Petty, 114 Barnegat Drive, Fredericksburg, VA 22406; sale on 06/21/21 of Lot 1088, Section 8B, Celebrate Virginia North, 0.14 acres, improved, SFD, zoned RBC, at 114 Barnegat Dr., Fredericksburg, VA, 22406, Hartwood District, finished 2,335 sq. ft. single family dwelling built in 2021, tax map 44CC-8B-1088; \$409,603 (Instrument# 210021098).

**Pulte Home Company, LLC**, to Deborah K. Reynolds, 5954 Avery Point Drive, Fredericksburg, VA 22406; sale on 06/21/21 of Lot 1064, Section 8B, Celebrate Virginia North, 0.17 acres, improved, SFD, zoned RBC, at 5954 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 1,445 sq. ft. single family dwelling built in 2021 (\$193,307.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-8B-1064; \$388,307 (Instrument# 210021111).

**Stanley Martin Homes, LLC**, to William John Milleville, 303 Petunia Way, Stafford, VA 22554; sale on 06/21/21 of Lot 1299, Section 7, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 303 Petunia Way, Stafford, VA, 22554, Rock Hill District, finished 4,612 sq. ft. single family dwelling built in 2021 (\$548,250.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1299; \$688,970 (Instrument# 210021057).

**Atlantic Builders, Ltd.**, to Gabriel Radu, 9 Hopewell Drive, Fredericksburg, VA 22406; sale on 06/23/21 of Lot 16, Summerset Ridge South, 4.03 acres, improved, SFD, zoned A1, at 9 Hopewell Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 2,519 sq. ft. single family dwelling built in 2021 (\$477,675.00 mortgage with Caliber Home Loans, Inc.), tax map 43T-16; \$530,751 (Instrument# 210021435).

**Drees Homes of DC, Inc.**, to John C. Trifiletti, III, 114 Loyd Drive, Fredericksburg, VA 22406; sale on 06/23/21 of Lot 25, Liberty Hall Estates, 1.50 acres, improved, SFD, zoned A1, at 114 Loyd Dr., Fredericksburg, VA, 22406, finished 6,584 sq. ft. single family dwelling built in 2021, tax map 36K-25; \$934,999 (Instrument# 210021469).

**NVR, Inc.**, to Kobina Vandyck & Ruth Addo, 516 Babs Run, Fredericksburg, VA 22406; sale on 06/23/21 of Lot 10, Adeline Estates, 1.50 acres, improved, SFD, zoned A1, at 516 Babs Run, Fredericksburg, VA, 22554, finished 4,547 sq. ft. single family dwelling built in 2021 (\$541,611.00 mortgage with NVR Mortgage Finance, Inc.), tax map 43U-10; \$591,440 (Instrument# 210021500).

**NVR, Inc.**, to Larry Thomas & Lindsey Stuck, 602 Babs Run, Fredericksburg, VA 22406; sale on 06/23/21 of

Lot 7, Adeline Estates, 1.50 acres, improved, SFD, zoned A1, at 602 Babs Run, Fredericksburg, VA, 22406, finished 4,669 sq. ft. single family dwelling built in 2021 (\$646,320.00 mortgage with NVR Mortgage Finance, Inc.), tax map 43U-7; \$646,320 (Instrument# 210021484).

**Pulte Home Company, LLC**, to Priyadarshi Ashok Das, 5957 Avery Point Drive, Fredericksburg, VA 22406; sale on 06/23/21 of Lot 1027, Section 8B, Celebrate Virginia North, 0.18 acres, improved, SFD, zoned RBC, at 5957 Avery Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,059 sq. ft. single family dwelling built in 2021 (\$537,757.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-8B-1027; \$578,757 (Instrument# 210021492).

**Atlantic Builders, Ltd.**, to Giana Nicole Recio, 312 Snowy Egret Way, Fredericksburg, VA 22406; sale on 06/24/21 of Lot 31, Section 2, Amber Oaks, 3.01 acres, improved, SFD, zoned A1, at 312 Snowy Egret Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,794 sq. ft. single family dwelling built in 2021 (\$682,697.00 mortgage with Caliber Home Loans, Inc.), tax map 34N-2-31; \$673,970 (Instrument# 210021608).

**NVR, Inc.**, to Kirk Andrew Naylor, 189 Regester Chapel Road, Stafford, VA 2254; sale on 06/24/21 of Lot 30, Bells Hill Terrace, 0.08 acres, improved, TH, zoned R2, at 189 Regester Chapel Rd., Stafford, VA, 22554, improvements on townhouse built in 2021 n/a (\$429,266.00 mortgage with NVR Mortgage Finance, Inc.), tax map 30XX-30; \$444,525 (Instrument# 210021541).

**NVR, Inc.**, to Eric J. Lesassier, Jr., 603 Babs Run, Fredericksburg, VA 22406; sale on 06/24/21 of Lot 2, Adeline Estates, 1.50 acres, improved, SFD, zoned A1, at 603 Babs Run, Fredericksburg, VA, 22406, finished 4,141 sq. ft. single family dwelling built in 2021 (\$518,995.00 mortgage with NVR Mortgage Finance, Inc.), tax map 43U-2; \$568,995 (Instrument# 210021718).

**Atlantic Builders, Ltd.**, to Colleen Mary Manaher, 113 Chimney Swift Road, Fredericksburg, VA 22406; sale on 06/25/21 of Lot 35, Section 2, Amber Oaks, 3.39 acres, improved, SFD, zoned A1, at 113 Chimney Swift Rd., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 3,958 sq. ft. single family dwelling built in 2021 (\$256,800.00 mortgage with Caliber Home Loans, Inc.), tax map 34N-2-35; \$664,950 (Instrument# 210021766).

**Drees Homes of DC, Inc.**, to Bryant O'Keith Gilchrist, 348 Crab Apple Drive, Stafford, VA 22554; sale on 06/25/21 of Lot 1161, Section 7, Phase 1, Embrey Mill, 0.22 acres, improved, SFD, zoned PD2, at 348 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 4,349 sq. ft. single family dwelling built in 2021 (\$680,880.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-7-1161; \$720,880 (Instrument# 210021831).

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**Drees Homes of DC, Inc.**, to Scott Jeremy Raflo, 360 Crab Apple Drive, Stafford, VA 22554; sale on 06/25/21 of Lot 1159, Section 7, Phase 1, Embrey Mill, 0.21 acres, improved, SFD, zoned PD2, at 360 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 4,288 sq. ft. single family dwelling built in 2021 (\$478,000.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-7-1159; \$703,975 (Instrument# 210021736).

**J.D. Stonehill Homes, Inc.**, to Patricia Lynn Cox, 109 Robeli Way, Fredericksburg, VA 22406; sale on 06/25/21 of Lot 10, Robeli Farms, 1.50 acres, improved, SFD, zoned A1, at 109 Robeli Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 3,890 sq. ft. single family dwelling built in 2021 (\$564,816.00 mortgage with Intercoastal Mortgage, LLC), tax map 35M-10; \$594,546 (Instrument# 210021787).

**NVR, Inc.**, to Rajesh Inaganti, 514 View Point Way, Fredericksburg, VA 22405; sale on 06/25/21 of Lot 383, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 514 View Point Way, Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,382 sq. ft. townhouse built in 2021 (\$293,600.00 mortgage with Cardinal Financial Company), tax map 53M-4-383; \$429,730 (Instrument# 210021742).

**NVR, Inc.**, to Memunat Abimbola Otunba, 617 Rising Sun Road, Fredericksburg, VA 22405; sale on 06/25/21 of Lot 316, Section 4, Rappahannock Landing, 0.04 acres, improved, TH, zoned R2, at 617 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,382 sq. ft. townhouse built in 2021 (\$319,370.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-316; \$319,370 (Instrument# 210021837).

**Stanley Martin Homes, LLC**, to Daniel Garcia, 204 Petunia Way, Stafford, VA 22554; sale on 06/25/21 of Lot 1285, Section 7, Phase 1, Embrey Mill, 0.23 acres, improved, SFD, zoned PD2, at 204 Petunia Way, Stafford, VA, 22554, Rock Hill District, finished 4,366 sq. ft. single family dwelling built in 2021 (\$637,323.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1285; \$622,575 (Instrument# 210021776).

**Atlantic Builders, Ltd.**, to James Edward Pardue, 213 Liberty Hall Drive, Fredericksburg, VA 22406; sale on 06/28/21 of Lot 40, Liberty Hall Estates, 1.50 acres, improved, SFD, zoned A1, at 213 Liberty Hall Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,043 sq. ft. single family dwelling built in 2019 (\$680,855.00 mortgage with Wells Fargo Bank), tax map 36K-40; \$680,855 (Instrument# 210021991).

**Miller & Smith at Embrey Mill IV, LLC**, to Tenadam Minda, Fikremariam Tadesse & Leoul Fikremariam, 217 Hosta Way, Stafford, VA 22554; sale on 06/28/21 of Lot 1188, Section 7, Phase 1, Embrey Mill, 0.14 acres,

improved, SFD, zoned PD2, at 217 Hosta Way, Stafford, VA, 22554, Rock Hill District, finished 3,231 sq. ft. single family dwelling built in 2021 (\$429,597.00 mortgage with Atlantic Coast Mortgage, LLC), tax map 29G-7-1188; \$477,330 (Instrument# 210022022).

**Pulte Home Company, LLC**, to Marthe Lattinville-Pace, Trustee, 205 Castle Hill Drive, Fredericksburg, VA 22406; sale on 06/28/21 of Lot 1115, Section 6, Celebrate Virginia North, 0.29 acres, improved, SFD, zoned RBC, at 205 Castle Hill Dr., Fredericksburg, VA, 22406, Hartwood District, finished 1,808 sq. ft. single family dwelling built in 2021 (\$428,727.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-6-1115; \$465,727 (Instrument# 210021944).

**Stanley Martin Homes, LLC**, to Yamil Exel Hernandez & Britt Eunice Arrieta, 562 Crab Apple Drive, Stafford, VA 22554; sale on 06/28/21 of Lot 1140, Section 7, Phase 1, Embrey Mill, 0.18 acres, improved, SFD, zoned PD2, at 562 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 4,309 sq. ft. single family dwelling built in 2021 (\$459,457.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1140; \$612,610 (Instrument# 210021961).

**Atlantic Builders, Ltd.**, to Rachel Coggins, 45 Hopewell Drive, Fredericksburg, VA 22406; sale on 06/29/21 of Lot 20, Summerset Ridge South, 3.39 acres, improved, SFD, at 45 Hopewell Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 2,958 sq. ft. single family dwelling built in 2021 (\$516,466.00 mortgage with Guaranteed Rate, Inc.), tax map 43T-20; \$573,852 (Instrument# 210022138).

**Brookstone Development & Building Corporation**, to Carina Leite, 208 Ireland Drive, Fredericksburg, VA 22406; sale on 06/29/21 of Lot 13, Sullivan Estates, 3.90 acres, improved, SFD, zoned A1, at 208 Ireland Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,544 sq. ft. single family dwelling built in 2021 (\$636,157.00 mortgage with M&T Bank), tax map 16T-13; \$698,875 (Instrument# 210022072).

**D.R. Horton, Inc.**, to Cheryl Ann Ritchie, 221 Yates Street, Stafford, VA 22554; sale on 06/29/21 of Lot 27, Section 3, Shelton Knolls, 0.26 acres, improved, SFD, zoned R1, at 221 Yates St., Stafford, VA, 22554, finished 3,917 sq. ft. single family dwelling built in 2021 (\$630,663.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-27; \$700,737 (Instrument# 210022125).

**IHMW Embrey Mill II, LLC**, to Joshua Jay Meade, 220 Aspen Road, Stafford, VA 22554; sale on 06/29/21 of Lot 1195, Section 7, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 220 Aspen Rd., Stafford, VA, 22554, Rock Hill District, finished 4,053 sq. ft. single

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family dwelling built in 2021 (\$483,943.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1195; \$492,871 (Instrument# 210022142).

**J.D. Stonehill Homes, Inc.**, to Sherri Lynn Zimmerman & Benito Nieves, 114 Robeli Way, Fredericksburg, VA 22406; sale on 06/29/21 of Lot 3, Robeli Farms, 1.50 acres, improved, SFD, zoned A1, at 114 Robeli Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 4,134 sq. ft. single family dwelling built in 2021 (\$655,516.00 mortgage with M&T Bank), tax map 35M-3; \$655,516 (Instrument# 210022129).

**J.D. Stonehill Homes, Inc.**, to Carlos Frederick Castrejon, 115 Robeli Way, Fredericksburg, VA 22406; sale on 06/29/21 of Lot 9, Robeli Farms, 1.50 acres, improved, SFD, zoned A1, at 115 Robeli Way, Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 2,926 sq. ft. single family dwelling built in 2021 (\$527,330.00 mortgage with Intercoastal Mortgage, LLC), tax map 35M-9; \$555,082 (Instrument# 210022127).

**JGH Building & Consulting II, LLC**, to Joshua Twitmeyer & Sara A. Underwood, 712 Bethel Church Road, Fredericksburg, VA 22405; sale on 06/29/21 of Lot 8, Oaks at River Ridge, 1.56 acres, improved, SFD, zoned A1, at 712 Bethel Church Rd., Fredericksburg, VA, 224205, George Washington District, finished 2,250 sq. ft. single family dwelling built in 2021 (\$392,656.00 mortgage with Intercoastal Mortgage, LLC), tax map 57A-8; \$399,900 (Instrument# 210022227).

**NVR, Inc.**, to Nina M. Nance, 615 Rising Sun Road, Fredericksburg, VA 22405; sale on 06/29/21 of Lot 315, Section 4, Rappahannock Landing, 0.07 acres, improved, TH, zoned R2, at 615 Rising Sun Rd., Fredericksburg, VA, 22405, Falmouth-Hartwood District, finished 2,382 sq. ft. townhouse built in 2021 (\$350,636.00 mortgage with NVR Mortgage Finance, Inc.), tax map 53M-4-315; \$357,105 (Instrument# 210022062).

**Atlantic Builders, Ltd.**, to Darwin Dartanius Leavell, 104 Coffman Drive, Fredericksburg, VA 22406; sale on 06/30/21 of Lot 5, Liberty Hall Estates, 1.50 acres, improved, SFD, zoned A1, at 104 Coffman Dr., Fredericksburg, VA, 22406, Falmouth-Hartwood District, finished 3,448 sq. ft. single family dwelling built in 2021 (\$651,490.00 mortgage with Guaranteed Rate, Inc.), tax map 36K-5; \$651,490 (Instrument# 210022279).

**D.R. Horton, Inc.**, to Clyde Lamar Collins, 222 Yates Street, Stafford, VA 22554; sale on 06/30/21 of Lot 32, Section 3, Shelton Knolls, 0.23 acres, improved, SFD, zoned R1, at 222 Yates St., Stafford, VA, 22554, finished 3,961 sq. ft. single family dwelling built in 2021 (\$722,575.00 mortgage with DHI Mortgage Company, Ltd. LP), tax map 28R-3-32; \$722,575 (Instrument# 210022368).

**Drees Homes of DC, Inc.**, to Ernest Otchere & Mavis Sakyi, 307 Petunia Way, Stafford, VA 22554; sale on 06/30/21 of Lot 1300, Section 7, Phase 1, Embrey Mill, 0.17 acres, improved, SFD, zoned PD2, at 307 Petunia Way, Stafford, VA, 22554, Rock Hill District, finished 3,274 sq. ft. single family dwelling built in 2021 (\$603,369.00 mortgage with First Equity Mortgage, Inc.), tax map 29G-7-1300; \$635,125 (Instrument# 210022296).

**IHMW Embrey Mill II, LLC**, to Corey Jermaine Eaton, 228 Petunia Way, Stafford, VA 22554; sale on 06/30/21 of Lot 1278, Section 7, Phase 1, Embrey Mill, 0.14 acres, improved, SFD, zoned PD2, at 228 Petunia Way, Stafford, VA, 22554, Rock Hill District, finished 3,840 sq. ft. single family dwelling built in 2021 (\$483,435.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1278; \$492,354 (Instrument# 210022452).

**MMC Contracting, LLC**, to Domingo Torres, Jr., 18 Hartwood Valley Court, Fredericksburg, VA 22406; sale on 06/30/21 of Lot 7, Hartwood Valley, 3.15 acres, improved, SFD, zoned A1, at 18 Hartwood Valley Ct., Fredericksburg, VA, 22406, Hartwood District, finished 4,140 sq. ft. single family dwelling built in 2021 (\$634,900.00 mortgage with Mortgage Research Center, LLC), tax map 26L-7; \$634,900 (Instrument# 210022416).

**Pulte Home Company, LLC**, to Sandra King Gavin, 313 Montera Avenue, Fredericksburg, VA 22406; sale on 06/30/21 of Lot 632, Section 5B2, Celebrate Virginia North, 0.18 acres, improved, SFD, zoned RBC, at 313 Montera Ave., Fredericksburg, VA, 22406, Hartwood District, finished 3,096 sq. ft. single family dwelling built in 2021 (\$397,982.00 mortgage with Pulte Mortgage, LLC), tax map 44CC-5B2-632; \$497,478 (Instrument# 210022414).

**Pulte Home Company, LLC**, to James D. Caudill, 8 Drum Point Drive, Fredericksburg, VA 22406; sale on 06/30/21 of Lot 490, Section 5B1, Celebrate Virginia North, 0.13 acres, improved, SFD, zoned RBC, at 8 Drum Point Dr., Fredericksburg, VA, 22406, Hartwood District, finished 3,399 sq. ft. single family dwelling built in 2015 (\$608,782.00 mortgage with TowneBank Mortgage), tax map 44CC-5B1-490; \$587,628 (Instrument# 210022384).

**Stanley Martin Homes, LLC**, to Christina Westover, 364 Crab Apple Drive, Stafford, VA 22554; sale on 06/30/21 of Lot 1158, Section 7, Phase 1, Embrey Mill, 0.18 acres, improved, SFD, zoned PD2, at 364 Crab Apple Dr., Stafford, VA, 22554, Rock Hill District, finished 4,100 sq. ft. single family dwelling built in 2021 (\$297,000.00 mortgage with First Heritage Mortgage, LLC), tax map 29G-7-1158; \$584,465 (Instrument# 210022284).

## *The STAFFORD Newsletter*

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