

FREDERICKSBURG CITY CIRCUIT COURT  
 MONTH END DEEDS OF PARTITION AND CONVEYANCE  
 LOCAL TAXATION DEPARTMENT  
 CITY  
 FOR FEBRUARY, 2023

RECORDED	INSTRUMENT	GRANTOR	(X) GRANTEE/ADDRESS	(X) CONSIDERATION	TYPE	PERCENT
02/01/23	202300200	SOSA, JAVIER GARCIA RECORDED TIME: 12:18 DESCRIPTION 1: ALL THAT CERTAIN LOT OR PARCEL OF LAND WITH A DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N KARGBO, MAHMOUD IBRAHIM 5 ARCADE COURT FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-56-2333	N 339,900.00	DBS	100%
02/01/23	202300202	FFC PROPERTIES, LLC RECORDED TIME: 12:21 DESCRIPTION 1: LOT 6, BLK 12, AIRPORT SUBDIVISION DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N A D L INVESTMENT LLC 175 MINE ROAD STAFFORD, VA. 22554 PAGE: MAP: 7788-26-3928	N 240,000.00	DBS	100%
02/01/23	202300205	JENSEN, EMILY ROSE RECORDED TIME: 13:32 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 1	N BRENNAN, AINSLEY ROSE 204 KINGS MILL CT #8 FREDERICKSBURG, VA. 22401 PAGE: MAP:	N .00	ONC	100%
02/01/23	202300206	ROWE LLC RECORDED TIME: 14:56 DESCRIPTION 1: LOT 9 BLOCK 89 ROWE ST DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 4	N CITY OF FREDERICKSBURG 715 PRINCESS ANNE STREET FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-54-2268	Y 295,000.00	DBS	100%
02/02/23	202300207	BELK-DALBERG, JULIE RECORDED TIME: 08:59 DESCRIPTION 1: LOT 179, PHASE 1 DATE OF DEED : 01/24/23 BOOK: NUMBER PAGES : 2	N BELK-DALBERG, JULIE ANN; TRUST N 1323 YATES CIRCLE FREDERICKSBURG, VA. 22401 VILLAGE OF IDLEWILD PAGE: MAP: 7768-87-5542	N .00	DIT	100%
02/02/23	202300208	FOUR PUTT LLC RECORDED TIME: 09:03 DESCRIPTION 1: LOT 3, KNOX MILL TERRACE DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N NEWTON, CHARLES ZACKARY 2104 CAROLINE STREET FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-99-1213	N 430,000.00	DBS	100%
02/02/23	202300214	HAILSTALK, ROBERTA J RECORDED TIME: 12:11 DESCRIPTION 1: LOT 21 DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N HOMEQUOTE, LLC 512 LAFAYETTE BOULEVARD FREDERICKSBURG, VA. 22401 PAGE: MAP: 7788-19-3993	N 135,000.00	DBS	100%
02/03/23	202300221	HARRIS, NICOLE RENE RECORDED TIME: 13:39 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 1	N KING, LIAM PRINCE NICO 1940 WILLIAM ST FREDERICKSBURG, VA. 22401 PAGE: MAP:	N .00	ONC	100%

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02/06/23	202300223	NVR INC RECORDED TIME: 09:14 DESCRIPTION 1: LOT 173 FREDERICKSBURG PARK DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	MALCOLM, JENNIFER NICOLE 2056 TRACK CIRCLE FREDERICKSBURG, VA. 22401 MAP: 7779-60-8274	N	369,990.00	DBS	100%
02/06/23	202300225	1403 FRANKLIN STREET LLC RECORDED TIME: 10:44 DESCRIPTION 1: DATE OF DEED : 09/01/15 BOOK: NUMBER PAGES : 1	N	1403 FRANKLIN STREET LLC PO BOX 7386 FREDERICKSBURG, VA. 22404 MAP: 7779-75-7568	N	.00	PM	100%
02/06/23	202300227	BALL, ANTHONY H RECORDED TIME: 12:23 DESCRIPTION 1: LOT 25, HUNTINGTON HILLS DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	ROSS, ANTHONY C; JR 101 CHASE LANE FREDERICKSBURG, VA. 22401 MAP: 7779-20-2757	N	625,000.00	DBS	100%
02/06/23	202300231	SHORTER, LIA RECORDED TIME: 15:25 DESCRIPTION 1: LOT 7, THE PRESERVE AT SMITH RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	ZALAAL, AHAD 1010 HOTCHKISS COURT FREDERICKSBURG, VA. 22401 MAP: 7779-16-0435	N	515,000.00	DBS	100%
02/07/23	202300235	GREEN, BARBARA COAKLEY RECORDED TIME: 10:11 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 1	N	COAKLEY, BARBARA YVONNE 6702 NINTH CORPS LN SPOTSYLVANIA, VA. 22553	N	.00	ONC	100%
02/07/23	202300236	STONEWALL ENTERPRISES, LLC RECORDED TIME: 14:23 DESCRIPTION 1: UNIT 7A, PHASE 2, SNOWDEN OFFICE PARK CONDOMI DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	327 W. MAIN LLC PO BOX 364 MIDDLEBURG, VA. 20118 MAP: 7779-57-9586-613A	N	295,000.00	DBS	100%
02/08/23	202300242	RUGGIERE, KATELYN ASHLEY RECORDED TIME: 12:27 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	CRAIG, KATELYN ASHLEY 11506 HERONVIEW DR FREDERICKSBURG, VA. 22408	N	.00	ONC	100%
02/08/23	202300244	DIBENEDETTO, PAUL ANTHONY RECORDED TIME: 13:35 DESCRIPTION 1: DATE OF DEED : 02/08/23 BOOK: NUMBER PAGES : 5	N	PAD, TRUST 106 KINLOCH DRIVE FREDERICKSBURG, VA. 22401 MAP: 7778-66-0524	N	.00	DG	100%

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02/08/23	202200117	MARINO, PHILIP FRANCIS RECORDED TIME: 14:26 DESCRIPTION 1: DATE OF DEED : 02/08/23 BOOK: NUMBER PAGES : 0	N/A N/A PAGE: MAP:	.00	REA	00%
02/09/23	202300246	AHANCHI, SADAF RECORDED TIME: 09:37 DESCRIPTION 1: LOT 3, HIGHLANDER PARK, PHASE TWO, AS DULY DE DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	Y AHANCHI, SADAF 104 KINROSS LANE FREDRICKSBURG, VA. 22401 PAGE: MAP: 7779-80-9502	Y .00	DIT	100%
02/09/23	202300247	HANISCH, RAINER F RECORDED TIME: 12:06 DESCRIPTION 1: LOT 18, PHASE II, TELEGRAPH HILL DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 4	Y HANISCH, RAINER FRANZ; TR 1212 CITY VIEW LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-59-4594	Y .00	DIT	100%
02/09/23	202300250	CHEN, RUI RONG RECORDED TIME: 15:29 DESCRIPTION 1: LOT 4, SECTION 4, BRAGG HILL DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N VICTORY HOMES LLC 16 JOSEPH COURT STAFFORD, VA. 22556 PAGE: MAP: 7769-99-7687	N 164,000.00	DBS	100%
02/09/23	202300251	HAKAMI, SHAKIBA RECORDED TIME: 15:30 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N HAKAMI, SHAKIBA 2318 EMERSON LN FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-4364	N .00	DG	100%
02/10/23	202300253	IV, ALBERTIS S HARRISON RECORDED TIME: 08:57 DESCRIPTION 1: LOT 58. SECTION 4 BRAGG HILL SUBDIVISION DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N HARRISON, ZACHARY 32 CHET ATKINS COURT FREDERICKSBURG, VA. 22405 PAGE: MAP: 7769-99-7588	N 90,000.00	DBS	100%
02/10/23	202300257	SILVER STAR INVESTMENTS, LLC RECORDED TIME: 12:45 DESCRIPTION 1: LOT 51, SECTION FOUR, BRAGG HILL, ON THE PLAT DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N SWINNIE, NUKEESHA 605 DENTON CIRCLE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7769-99-7862	N 224,900.00	DBS	100%
02/10/23	202300018	LEWIS, BRYON NOEL RECORDED TIME: 16:00 DESCRIPTION 1: DATE OF DEED : 02/10/23 BOOK: NUMBER PAGES : 0	N/A N/A PAGE: MAP:	.00	REA	00%

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02/13/23	202300264	IRONBRIDGE ENTERPRISES LIMITED	Y FREDERICKSBURG SURGERY OFFICE, N POST OFFICE BOX 1205 CHESTERFIELD, VA. 23832	.00	DBS	100%
		RECORDED TIME: 12:31				
		DESCRIPTION 1: 6B SNOWDEN EXECUTIVE CENTER				
		DATE OF DEED : 01/27/23	BOOK: PAGE: MAP: 7779-58-9454			
		NUMBER PAGES : 3				
02/13/23	202300269	LOVDAHL, RANDALL J	N CASTANEDA, RAYA 626 STUART STREET FREDERICKSBURG, VA. 22401	410,000.00	DBS	100%
		RECORDED TIME: 12:56				
		DESCRIPTION 1: LOT 20, BLOCK 22, FREDERICKSBURG DEVELOPMENT				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP: 7779-87-7146			
		NUMBER PAGES : 3				
02/13/23	202300271	GAUSMAN, JANIE MARIE	N ARNOLD, JANIE MARIE 6951 SUNSET RD SPOTSYLVANIA, VA. 22551	.00	ONC	100%
		RECORDED TIME: 14:51				
		DESCRIPTION 1:				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP:			
		NUMBER PAGES : 1				
02/13/23	202300272	LOYD, SEAN M	N ROBERTSON, SHARON E PO BOX 6686 FREDERICKSBURG, VA. 22403	462,500.00	DBS	100%
		RECORDED TIME: 14:58				
		DESCRIPTION 1: LOT 606, IN PHASE 3, VILLAGE OF IDLEWILD				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP: 7778-09-0456			
		NUMBER PAGES : 3				
02/14/23	202300275	623B JEFFERSON DAVIS LLC	N SNOWDEN INVESTORS, LLC 701 COBBLESTONE BOULEVARD, UNI FREDERICKSBURG, VA. 22401	840,000.00	DBS	100%
		RECORDED TIME: 08:58				
		DESCRIPTION 1: UNIT 12B PHASE 2 BL 297 SNOWDEN OFFICE PARK C				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP: 7779-57-9586-619B			
		NUMBER PAGES : 3				
02/15/23	202300020	LOMAX, PAUL DAVID	N/A N/A	.00	REA	00%
		RECORDED TIME: 12:39				
		DESCRIPTION 1:				
		DATE OF DEED : 02/15/23	BOOK: PAGE: MAP:			
		NUMBER PAGES : 0				
02/15/23	202300283	BOAHENE, MIRIAM	N BROADU, MIRIAM 3009 WOODLYN DRIVE #101 FREDERICKSBURG, VA. 22401	.00	ONC	100%
		RECORDED TIME: 15:14				
		DESCRIPTION 1:				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP:			
		NUMBER PAGES : 1				
02/16/23	202300286	NVR INC	N HALL, MADETRIC LA FAYE 2310 EMERSON LANE FREDERICKSBURG, VA. 22401	425,295.00	DBS	100%
		RECORDED TIME: 08:57				
		DESCRIPTION 1: LOT 47, VALLEY RUN				
		DATE OF DEED : 00/00/00	BOOK: PAGE: MAP: 7778-26-4494			
		NUMBER PAGES : 2				

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02/16/23	202300289	CUMMINS, ANDREW H RECORDED TIME: 11:54 DESCRIPTION 1: LOT 28, BLOCK 36, FREDERICKSBURG DEVELOPMENT DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7788-29-3830 NUMBER PAGES : 2	N HERRAN PAEZ, MARCELA 909 DIXON STREET FREDERICKSBURG, VA. 22401	N 250,000.00	DBS	100%
02/16/23	202300293	DAVIES, JOHN CLERK RECORDED TIME: 13:47 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: NUMBER PAGES : 1	N DAVIES, MARINA KRISTINE 1224 CITY VIEW LN FREDERICKSBURG, VA. 22401	N .00	ONC	100%
02/17/23	202300298	NEWTON, THOMAS L; JR RECORDED TIME: 15:04 DESCRIPTION 1: 1/2 LT 7 & ALL OF 8 BL 150-C-L8 / LT 9 BL 15 DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7779-66-8896 NUMBER PAGES : 2	N PURALEWSKI, MICHAEL 1702 FRANKLIN STREET FREDERICKSBURG, VA. 22401	N 975,000.00	DBS	100%
02/21/23	202300306	RCKF FREDERICKSBURG PARK LLC RECORDED TIME: 09:11 DESCRIPTION 1: LOT 12 FREDERICKSBURG PARK DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7778-69-4680 NUMBER PAGES : 8	N NVR INC 11700 PLAZA AMERICA DRIVE #500 RESTON, VA. 20190	N 470,633.52	DBS	100%
02/21/23	202300309	BETTY J. SEAY, SOLE ACTING TRU RECORDED TIME: 12:53 DESCRIPTION 1: 1.055 A, BL 248-203, ADJ FAIR GROUND ON ROUTE DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7788-25-8260 NUMBER PAGES : 3	N 203 LANSDOWNE ROAD, LLC 701 COBBLESTONE BOULEVARD, UNI FREDERICKSBURG, VA. 22401	N 500,000.00	DBS	100%
02/22/23	202300311	KAKADIYA, HARSHAD S RECORDED TIME: 09:04 DESCRIPTION 1: ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7768-89-8028 NUMBER PAGES : 3	N KHALIQ, NASIRA 1103 HOKE LANE FREDERICKSBURG, VA. 22401	N 550,000.00	DBS	100%
02/22/23	202300313	WARLICK, HENRY CONRAD RECORDED TIME: 09:06 DESCRIPTION 1: ALL THAT CERTAIN LOT OR PARCEL OF LAND SITUAT DATE OF DEED : 00/00/00 BOOK: PAGE: MAP: 7779-31-8446 NUMBER PAGES : 4	Y WARLICK, HENRY CONRAD; TRUSTEE 1705 FREDERICKSBURG, VA. 22401	Y .00	DIT	100%
02/22/23	202300314	DRB GROUP MID-ATLANTIC LLC RECORDED TIME: 11:44 DESCRIPTION 1: LOT 70, HIGHLANDER PARK, PHASE TWO DATE OF DEED : 02/17/23 BOOK: PAGE: MAP: 7779-90-6922 NUMBER PAGES : 2	N CANTRALL, BRYON; II 115 BEATSON STREET FREDERICKSBURG, VA. 22401	N 518,000.00	DBS	100%

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02/22/23	202300316	ANDREA YOAK, PLENARY CONSERVAT	N A D L INVESTMENT LLC 175 MINE ROAD STAFFORD, VA. 22554	N 165,000.00	DBS	100%
		RECORDED TIME: 12:17				
		DESCRIPTION 1: LOT 7, BLOCK 9, AIRPORT SUBDIVISION				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7788-27-6613		
		NUMBER PAGES : 3				
02/22/23	202300318	AREF, VINCENT SALAM	N HORZEMPA, JAMES 1805 WILLIAM STREET 214D FREDERICKSBURG, VA. 22401	N 170,000.00	DBS	100%
		RECORDED TIME: 14:56				
		DESCRIPTION 1: UNIT 214, BUILDING 1805-D, SECTION ONE. WESTW				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7779-22-8586		
		NUMBER PAGES : 3				
02/22/23	202300321	NVR INC	N HADLEY, LYNETTE 2308 EMERSON LANE FREDERICKSBURG, VA. 22401	N 400,740.00	DBS	100%
		RECORDED TIME: 15:04				
		DESCRIPTION 1: LOT 46 VALLEY RUN				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7778-26-5407		
		NUMBER PAGES : 2				
02/23/23	202300022	STEWART, VALERIE DENISE	N/A	.00	QUAL	00%
		RECORDED TIME: 10:50	N/A			
		DESCRIPTION 1:				
		DATE OF DEED : 02/23/23 BOOK:	PAGE:	MAP:		
		NUMBER PAGES : 0				
02/24/23	202300338	NVR INC	N HERNANDEZ, STEVEN PAUL 2306 EMERSON LANE FREDERICKSBURG, VA. 22401	N 393,600.00	DBS	100%
		RECORDED TIME: 15:19				
		DESCRIPTION 1: LOT 45 VALLEY RUN				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7778-26-5500		
		NUMBER PAGES : 2				
02/27/23	202300024	LOMAX, ROBERT LEE	N/A	.00	REA	00%
		RECORDED TIME: 09:11	N/A			
		DESCRIPTION 1:				
		DATE OF DEED : 02/27/23 BOOK:	PAGE:	MAP:		
		NUMBER PAGES : 0				
02/27/23	202300342	CONSOLIDATED CONTRACTING L.L.C	N MEIR, ELLEN 1610 RAINES DRIVE FREDERICKSBURG, VA. 22401	N 450,000.00	DBS	100%
		RECORDED TIME: 09:29				
		DESCRIPTION 1: LT B, 0.3252 A BL 265-A-LB, BROWNS SUB RAINES				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7778-68-0125		
		NUMBER PAGES : 3				
02/28/23	202300344	WALDREP, KELLY	Y THE KELLY WALDREP REVOCABLE LI Y 320 BRAEHEAD DRIVE FREDERICKSBURG, VA. 22401	.00	DIT	100%
		RECORDED TIME: 09:34				
		DESCRIPTION 1: ALL THAT CERTAIN TRACT OR PARCEL OF LAND, SIT				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7778-54-3194		
		NUMBER PAGES : 5				

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02/28/23	202300345	DRB GROUP MID-ATLANTIC LLC RECORDED TIME: 12:07 DESCRIPTION 1: LOT 75, HIGHLANDER PARK DATE OF DEED : 02/24/23 BOOK: NUMBER PAGES : 2	N	LAMM, MARK WAYNE 201 MORAY COURT FREDERICKSBURG, VA. 22401 PHASE TWO PAGE: MAP: 7779-90-6984	N	596,079.00	DBS	100%
02/28/23	202300347	NVR INC RECORDED TIME: 12:16 DESCRIPTION 1: LOT 44 VALLEY RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	N	BURT, AMANDA L 2304 EMERSON LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-5512	N	379,990.00	DBS	100%
02/28/23	202300349	DEGEN, MICHAEL E RECORDED TIME: 12:31 DESCRIPTION 1: LOT 4B, F'BURG DEVELOPMENT COMPANY, FKA 1313 DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N	WALLER, CARTER M 1315 EMANCIPATION HIGHWAY FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-55-1204	N	295,000.00	DBS	100%
02/28/23	202300351	DEGEN, MICHAEL E RECORDED TIME: 14:48 DESCRIPTION 1: 0.1094 AC DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	N	SPONSELLER, DANIEL 5606 HERITAGE HILLS CIRCLE FREDERICKSBURG, VA. 22407 PAGE: MAP: 7779-79-5900	N	79,000.00	DBS	100%

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\*\*\*\*\* DEEDS TRANSFER UPON DEATH \*\*\*\*\*

02/10/23	202300254	MOORE, PATRICIA M; TR	Y MOORE, ADRIANNE D	Y	.00	DTD 100%
		RECORDED TIME: 09:20	1002 IDLEWILD BLVD FREDERICKSBURG, VA. 22401			
		DESCRIPTION 1: LOT 47, THE ESTATES OF IDLEWILD				
		DATE OF DEED : 00/00/00 BOOK:	PAGE:	MAP: 7778-39-3764		
		NUMBER PAGES : 4				
02/16/23	202300291	BARASHA, STANLEY GEORGE	N BARASHA, STANLEY GEORGE	N	.00	DTD-PL 100%
		RECORDED TIME: 13:07	621 COBBLESTONE BOULEVARD FREDERICKSBURG, VA. 22401			
		DESCRIPTION 1: CONDOMINIUM UNIT				
		DATE OF DEED : 02/16/23 BOOK:	PAGE:	MAP: 7789-02-9266-209		
		NUMBER PAGES : 4				



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02/15/23	202300291	BARASHA, STANLEY GEORGE RECORDED TIME: 13:07 DESCRIPTION 1: CONDOMINIUM UNIT DATE OF DEED : 02/16/23 BOOK: NUMBER PAGES : 4 NUMBER PAGES : 4	N BARASHA, STANLEY GEORGE 621 COBBLESTONE BOULEVARD FREDERICKSBURG, VA. 22401 PAGE: MAP: 7789-02-9266-209	N .00	DTD-PL	100%

02/15/23	202300282	SIMMONS, KIMBERLY RECORDED TIME: 15:13 DESCRIPTION 1: 1.602 ACRES +/- DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 13	N 3301 PLANK ROAD - 190000139 LL N N/A PAGE: MAP: 7769-42-9699	N .00	COR	100%
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TOTAL CITY DEEDS OF PARTITION AND CONVEYANCE:	53
TOTAL NUMBER OF CITY DEEDS OF CORRECTION :	2
TOTAL NUMBER OF CITY WILL/FIDUCIARY :	1

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GRANTOR	INSTRUMENT	GRANTEE NAME/ADDRESS	CONSIDERATION	TYPE	PERCENT
AHANCHI, SADAF	202300246 RECORDED DATE: 02/09/23 AT 09:37 DESCRIPTION 1: LOT 3, HIGHLANDER PARK, DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	AHANCHI, SADAF 104 KINROSS LANE FREDRICKSBURG, VA. 22401 PHASE TWO, AS DULY DE PAGE: MAP: 7779-80-9502	.00	DIT	100%
ANDREA YOAK, PLENARY CONSERVAT	202300316 RECORDED DATE: 02/22/23 AT 12:17 DESCRIPTION 1: LOT 7, BLOCK 9, AIRPORT DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	A D L INVESTMENT LLC 175 MINE ROAD STAFFORD, VA. 22554 SUBDIVISION PAGE: MAP: 7788-27-6613	165,000.00	DBS	100%
AREF, VINCENT SALAM	202300318 RECORDED DATE: 02/22/23 AT 14:56 DESCRIPTION 1: UNIT 214, BUILDING 1805-D, SECTION ONE. WESTW DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	HORZEMPA, JAMES 1805 WILLIAM STREET 214D FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-22-8586	170,000.00	DBS	100%
BALL, ANTHONY H	202300227 RECORDED DATE: 02/06/23 AT 12:23 DESCRIPTION 1: LOT 25, HUNTINGTON HILLS DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	ROSS, ANTHONY C; JR 101 CHASE LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-20-2757	625,000.00	DBS	100%
BARASHA, STANLEY GEORGE	202300291 RECORDED DATE: 02/16/23 AT 13:07 DESCRIPTION 1: CONDOMINIUM UNIT DATE OF DEED : 02/16/23 BOOK: NUMBER PAGES : 4	BARASHA, STANLEY GEORGE 621 COBBLESTONE BOULEVARD FREDERICKSBURG, VA. 22401 PAGE: MAP: 7789-02-9266-209	.00	DTD-PL	100%
BELK-DALBERG, JULIE	202300207 RECORDED DATE: 02/02/23 AT 08:59 DESCRIPTION 1: LOT 179, PHASE 1 DATE OF DEED : 01/24/23 BOOK: NUMBER PAGES : 2	BELK-DALBERG, JULIE ANN; TRUST 1323 YATES CIRCLE FREDERICKSBURG, VA. 22401 VILLAGE OF IDLEWILD PAGE: MAP: 7768-87-5542	.00	DIT	100%
BETTY J. SEAY, SOLE ACTING TRU	202300309 RECORDED DATE: 02/21/23 AT 12:53 DESCRIPTION 1: 1.055 A, BL 248-203, ADJ FAIR GROUND ON ROUTE DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	203 LANSDOWNE ROAD, LLC 701 COBBLESTONE BOULEVARD, UNI FREDERICKSBURG, VA. 22401 PAGE: MAP: 7788-25-8260	500,000.00	DBS	100%
CHEN, RUI RONG	202300250 RECORDED DATE: 02/09/23 AT 15:29 DESCRIPTION 1: LOT 4, SECTION 4, BRAGG HILL DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	VICTORY HOMES LLC 16 JOSEPH COURT STAFFORD, VA. 22556 HILL PAGE: MAP: 7769-99-7687	164,000.00	DBS	100%
CONSOLIDATED CONTRACTING L.L.C	202300342 RECORDED DATE: 02/27/23 AT 09:29 DESCRIPTION 1: LT B, 0.3252 A BL 265-A-LB, BROWNS SUB RAINES DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	MEIR, ELLEN 1610 RAINES DRIVE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-68-0125	450,000.00	DBS	100%

FREDERICKSBURG CITY CIRCUIT COURT  
MONTH END DEEDS OF PARTITION AND CONVEYANCE  
STATE TAXATION DEPARTMENT  
CITY  
FOR FEBRUARY, 2023

GRANTOR	INSTRUMENT	GRANTEE NAME/ADDRESS	CONSIDERATION	TYPE	PERCENT
CUMMINS, ANDREW H	202300289	HERRAN PAEZ, MARCELA 909 DIXON STREET FREDERICKSBURG, VA. 22401	250,000.00	DBS	100%
	RECORDED DATE: 02/16/23 AT 11:54				
	DESCRIPTION 1: LOT 28, BLOCK 36, FREDERICKSBURG DEVELOPMENT				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7788-29-3830			
	NUMBER PAGES : 2				
DEGEN, MICHAEL E	202300349	WALLER, CARTER M 1315 EMANCIPATION HIGHWAY FREDERICKSBURG, VA. 22401	295,000.00	DBS	100%
	RECORDED DATE: 02/28/23 AT 12:31				
	DESCRIPTION 1: LOT 4B, F'BURG DEVELOPMENT COMPANY, FKA 1313				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-55-1204			
	NUMBER PAGES : 3				
DEGEN, MICHAEL E	202300351	SPONSELLER, DANIEL 5606 HERITAGE HILLS CIRCLE FREDERICKSBURG, VA. 22407	79,000.00	DBS	100%
	RECORDED DATE: 02/28/23 AT 14:48				
	DESCRIPTION 1: 0.1094 AC				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-79-5900			
	NUMBER PAGES : 3				
DIBENEDETTO, PAUL ANTHONY	202300244	PAD, TRUST 106 KINLOCH DRIVE FREDERICKSBURG, VA. 22401	.00	DG	100%
	RECORDED DATE: 02/08/23 AT 13:35				
	DESCRIPTION 1:				
	DATE OF DEED : 02/08/23 BOOK:	PAGE: MAP: 7778-66-0524			
	NUMBER PAGES : 5				
DRB GROUP MID-ATLANTIC LLC	202300314	CANTRALL, BRYON; II 115 BEATSON STREET FREDERICKSBURG, VA. 22401	518,000.00	DBS	100%
	RECORDED DATE: 02/22/23 AT 11:44				
	DESCRIPTION 1: LOT 70, HIGHLANDER PARK, PHASE TWO				
	DATE OF DEED : 02/17/23 BOOK:	PAGE: MAP: 7779-90-6922			
	NUMBER PAGES : 2				
DRB GROUP MID-ATLANTIC LLC	202300345	LAMM, MARK WAYNE 201 MORAY COURT FREDERICKSBURG, VA. 22401	596,079.00	DBS	100%
	RECORDED DATE: 02/28/23 AT 12:07				
	DESCRIPTION 1: LOT 75, HIGHLANDER PARK	PHASE TWO			
	DATE OF DEED : 02/24/23 BOOK:	PAGE: MAP: 7779-90-6984			
	NUMBER PAGES : 2				
FFC PROPERTIES, LLC	202300202	A D L INVESTMENT LLC 175 MINE ROAD STAFFORD, VA. 22554	240,000.00	DBS	100%
	RECORDED DATE: 02/01/23 AT 12:21				
	DESCRIPTION 1: LOT 6, BLK 12, AIRPORT SUBDIVISION				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7788-26-3928			
	NUMBER PAGES : 3				
FOUR PUTT LLC	202300208	NEWTON, CHARLES ZACKARY 2104 CAROLINE STREET FREDERICKSBURG, VA. 22401	430,000.00	DBS	100%
	RECORDED DATE: 02/02/23 AT 09:03				
	DESCRIPTION 1: LOT 3, KNOX MILL TERRACE				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-99-1213			
	NUMBER PAGES : 2				
HAILSTALK, ROBERTA J	202300214	HOMEQUOTE, LLC 512 LAFAYETTE BOULEVARD FREDERICKSBURG, VA. 22401	135,000.00	DBS	100%
	RECORDED DATE: 02/02/23 AT 12:11				
	DESCRIPTION 1: LOT 21				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7788-19-3993			
	NUMBER PAGES : 3				

FREDERICKSBURG CITY CIRCUIT COURT  
 MONTH END DEEDS OF PARTITION AND CONVEYANCE  
 STATE TAXATION DEPARTMENT  
 CITY  
 FOR FEBRUARY, 2023

GRANTOR	INSTRUMENT	GRANTEE NAME/ADDRESS	CONSIDERATION	TYPE	PERCENT
HAKAMI, SHAKIBA RECORDED DATE: 02/09/23 AT 15:30 DESCRIPTION 1: DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	202300251	HAKAMI, SHAKIBA 2318 EMERSON LN FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-4364	.00	DG	100%
HANISCH, RAINER F RECORDED DATE: 02/09/23 AT 12:06 DESCRIPTION 1: LOT 18, PHASE II, TELEGRAPH HILL DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 4	202300247	HANISCH, RAINER FRANZ; TR 1212 CITY VIEW LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-59-4594	.00	DIT	100%
IRONBRIDGE ENTERPRISES LIMITED RECORDED DATE: 02/13/23 AT 12:31 DESCRIPTION 1: 6B SNOWDEN EXECUTIVE CENTER DATE OF DEED : 01/27/23 BOOK: NUMBER PAGES : 3	202300264	FREDERICKSBURG SURGERY OFFICE, POST OFFICE BOX 1205 CHESTERFIELD, VA. 23832 PAGE: MAP: 7779-58-9454	.00	DBS	100%
IV, ALBERTIS S HARRISON RECORDED DATE: 02/10/23 AT 08:57 DESCRIPTION 1: LOT 58. SECTION 4 BRAGG HILL SUBDIVISION DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	202300253	HARRISON, ZACHARY 32 CHET ATKINS COURT FREDERICKSBURG, VA. 22405 PAGE: MAP: 7769-99-7588	90,000.00	DBS	100%
KAKADIYA, HARSHAD S RECORDED DATE: 02/22/23 AT 09:04 DESCRIPTION 1: ALL THAT CERTAIN LOT, PICEE OR PARCEL OF LAND DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	202300311	KHALIQ, NASIRA 1103 HOKE LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7768-89-8028	550,000.00	DBS	100%
LOVDAHL, RANDALL J RECORDED DATE: 02/13/23 AT 12:56 DESCRIPTION 1: LOT 20, BLOCK 22, FREDERICKSBURG DEVELOPMENT DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	202300269	CASTANEDA, RAYA 626 STUART STREET FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-87-7146	410,000.00	DBS	100%
LOYD, SEAN M RECORDED DATE: 02/13/23 AT 14:58 DESCRIPTION 1: LOT 606, IN PHASE 3, VILLAGE OF IDLEWILD DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 3	202300272	ROBERTSON, SHARON E PO BOX 6686 FREDERICKSBURG, VA. 22403 PAGE: MAP: 7778-09-0456	462,500.00	DBS	100%
MOORE, PATRICIA M; TR RECORDED DATE: 02/10/23 AT 09:20 DESCRIPTION 1: LOT 47, THE ESTATES OF IDLEWILD DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 4	202300254	MOORE, ADRIANNE D 1002 IDLEWILD BLVD FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-39-3764	.00	DTD	100%
NEWTON, THOMAS L; JR RECORDED DATE: 02/17/23 AT 15:04 DESCRIPTION 1: 1/2 LT 7 & ALL OF 8 BL 150-C-L8 / LT 9 BL 15 DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	202300298	PURALEWSKI, MICHAEL 1702 FRANKLIN STREET FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-66-8896	975,000.00	DBS	100%

FREDERICKSBURG CITY CIRCUIT COURT  
 MONTH END DEEDS OF PARTITION AND CONVEYANCE  
 STATE TAXATION DEPARTMENT  
 CITY  
 FOR FEBRUARY, 2023

GRANTOR	INSTRUMENT	GRANTEE NAME/ADDRESS	CONSIDERATION	TYPE	PERCENT
NVR INC	202300223 RECORDED DATE: 02/06/23 AT 09:14 DESCRIPTION 1: LOT 173 FREDERICKSBURG PARK DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	MALCOLM, JENNIFER NICOLE 2056 TRACK CIRCLE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-60-8274	369,990.00	DBS	100%
NVR INC	202300286 RECORDED DATE: 02/16/23 AT 08:57 DESCRIPTION 1: LOT 47, VALLEY RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	HALL, MADETRIC LA FAYE 2310 EMERSON LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-4494	425,295.00	DBS	100%
NVR INC	202300321 RECORDED DATE: 02/22/23 AT 15:04 DESCRIPTION 1: LOT 46 VALLEY RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	HADLEY, LYNETTE 2308 EMERSON LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-5407	400,740.00	DBS	100%
NVR INC	202300338 RECORDED DATE: 02/24/23 AT 15:19 DESCRIPTION 1: LOT 45 VALLEY RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	HERNANDEZ, STEVEN PAUL 2306 EMERSON LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-5500	393,600.00	DBS	100%
NVR INC	202300347 RECORDED DATE: 02/28/23 AT 12:16 DESCRIPTION 1: LOT 44 VALLEY RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	BURT, AMANDA L 2304 EMERSON LANE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7778-26-5512	379,990.00	DBS	100%
RCKF FREDERICKSBURG PARK LLC	202300306 RECORDED DATE: 02/21/23 AT 09:11 DESCRIPTION 1: LOT 12 FREDERICKSBURG PARK DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 8	NVR INC 11700 PLAZA AMERICA DRIVE #500 RESTON, VA. 20190 PAGE: MAP: 7778-69-4680	470,633.52	DBS	100%
ROWE LLC	202300206 RECORDED DATE: 02/01/23 AT 14:56 DESCRIPTION 1: LOT 9 BLOCK 89 ROWE ST DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 4	CITY OF FREDERICKSBURG 715 PRINCESS ANNE STREET FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-54-2268	295,000.00	DBS	100%
SHORTER, LIA	202300231 RECORDED DATE: 02/06/23 AT 15:25 DESCRIPTION 1: LOT 7, THE PRESERVE AT SMITH RUN DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	ZALAAL, AHAD 1010 HOTCHKISS COURT FREDERICKSBURG, VA. 22401 PAGE: MAP: 7779-16-0435	515,000.00	DBS	100%
SILVER STAR INVESTMENTS, LLC	202300257 RECORDED DATE: 02/10/23 AT 12:45 DESCRIPTION 1: LOT 51, SECTION FOUR, BRAGG HILL, ON THE PLAT DATE OF DEED : 00/00/00 BOOK: NUMBER PAGES : 2	SWINNIE, NUKEESHA 605 DENTON CIRCLE FREDERICKSBURG, VA. 22401 PAGE: MAP: 7769-99-7862	224,900.00	DBS	100%

FREDERICKSBURG CITY CIRCUIT COURT  
 MONTH END DEEDS OF PARTITION AND CONVEYANCE  
 STATE TAXATION DEPARTMENT  
 CITY  
 FOR FEBRUARY, 2023

GRANTOR	INSTRUMENT	GRANTEE NAME/ADDRESS	CONSIDERATION	TYPE	PERCENT
SOSA, JAVIER GARCIA	202300200	KARGBO, MAHMOUD IBRAHIM	339,900.00	DBS	100%
	RECORDED DATE: 02/01/23 AT 12:18	5 ARCADE COURT FREDERICKSBURG, VA. 22401			
	DESCRIPTION 1: ALL THAT CERTAIN LOT OR	PARCEL OF LAND WITH A			
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7778-56-2333			
	NUMBER PAGES : 3				
STONEWALL ENTERPRISES, LLC	202300236	327 W. MAIN LLC	295,000.00	DBS	100%
	RECORDED DATE: 02/07/23 AT 14:23	PO BOX 364 MIDDLEBURG, VA. 20118			
	DESCRIPTION 1: UNIT 7A, PHASE 2, SNOWDEN OFFICE PARK CONDOMI				
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-57-9586-613A			
	NUMBER PAGES : 2				
WALDREP, KELLY	202300344	THE KELLY WALDREP REVOCABLE LI	.00	DIT	100%
	RECORDED DATE: 02/28/23 AT 09:34	320 BRAEHEAD DRIVE FREDERICKSBURG, VA. 22401			
	DESCRIPTION 1: ALL THAT CERTAIN TRACT OR	PARCEL OF LAND, SIT			
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7778-54-3194			
	NUMBER PAGES : 5				
WARLICK, HENRY CONRAD	202300313	WARLICK, HENRY CONRAD; TRUSTEE	.00	DIT	100%
	RECORDED DATE: 02/22/23 AT 09:06	1705 FREDERICKSBURG, VA. 22401			
	DESCRIPTION 1: ALL THAT CERTAIN LOT OR	PARCEL OF LAND SITUAT			
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-31-8446			
	NUMBER PAGES : 4				
623B JEFFERSON DAVIS LLC	202300275	SNOWDEN INVESTORS, LLC	840,000.00	DBS	100%
	RECORDED DATE: 02/14/23 AT 08:58	701 COBBLESTONE BOULEVARD, UNI FREDERICKSBURG, VA. 22401			
	DESCRIPTION 1: UNIT 12B PHASE 2 BL 297	SNOWDEN OFFICE PARK C			
	DATE OF DEED : 00/00/00 BOOK:	PAGE: MAP: 7779-57-9586-619B			
	NUMBER PAGES : 3				

TOTAL CITY DEEDS OF PARTITION AND CONVEYANCE: 41  
 TOTAL NUMBER OF DEEDS OF PARTITION AND CONVEYANCE: 41

\*\*\*\* END OF MONTHLY DEED REGISTER \*\*\*\*

FREDERICKSBURG CITY CIRCUIT COURT  
DISTRIBUTION OF RECORDATION TAXES WORKSHEET  
FOR FEBRUARY, 2023

LOCALITY CODE	GRANTOR TAX (038)	GRANTEE TAX (039)	TOTAL TAXES	ADJUSTMENTS TO TAXES	ADJUSTED TOTAL
CITY	6,084.25	56,448.22	62,532.47	(+/-) \$ _____	\$ _____
-----					
TOTALS	6,084.25	56,448.22	62,532.47	(+/-) \$ _____	\$ _____
		****	END OF WORKSHEET	****	

FREDERICKSBURG CITY CIRCUIT COURT  
REGIONAL CONGESTION RELIEF FEE  
FOR FEBRUARY, 2023

LOCALITY CODE	CONGESTION RELIEF	ADJUSTMENTS	ADJUSTED
CITY	0.00	(+/-) \$ _____	\$ _____
TOTALS	0.00	(+/-) \$ _____	\$ _____



FREDERICKSBURG CITY CIRCUIT COURT  
DOA - RECORDATION TAX CERTIFICATION  
DEED OF TRUST OR MORTGAGE LISTING  
FOR FEBRUARY, 2023

THE FOLLOWING DEEDS OF TRUST OR MORTGAGE WERE RECORDED UNDER SECTION 58.1-803\* OF THE CODE OF VIRGINIA WITH A VALUE GREATER THAN TEN (10) MILLION DOLLARS:

RECORDING DATE	TYPE	CONSIDERATION	VALUE/AMOUNT	TOTAL RECORDATION TAX PAID UNDER 58.1-803
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\* NO QUALIFYING DEEDS FOUND \*

END OF MONTHLY DOA - TAX CERTIFICATION

NOTE: WHEN THERE IS A CONSIDERATION AND A VALUE AMOUNT FOR A DEED OF TRUST OR MORTGAGE INSTRUMENT, TAXES ARE CALCULATED ON THE DIFFERENCE BETWEEN THE TWO AMOUNTS.