

W.L.  
Tax Map Number: 76-A-8

Exempt from recordation tax pursuant to  
Va. Code § 58.1-811(A)(12) and § 58.1-811 (C)(1).

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH BY:

Sheryl L. Herndon, Esquire  
VSB No. 40105  
Herndon Law, P.C.  
4121 Cox Road, Suite 107  
Glen Allen, Virginia 23060

THIS DEED is made as of this 15<sup>th</sup> day of December 2020, by and between ELLEN M. LUPER, ("also known as Ellen M. Shoemake"), Grantor, and ELLEN M. LUPER, Trustee of The Ellen M. Luper Revocable Trust Agreement dated December 15, 2020, Grantee, whose mailing address is 5902 Jefferson Davis Highway, Woodford, Virginia 22580. This conveyance is exempt from recordation taxes pursuant to Va. Code § 58.1-811(A)(12) and Va. Code § 58.1-811(C)(1), as amended.

WITNESSETH:

That, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor, does hereby grant and convey, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, the following described real estate, to-wit:

SEE SCHEDULE "A" ATTACHED

TO HAVE AND TO HOLD the said property, with the appurtenances thereunto belonging, by the Trustee, or the successors in trust, upon the trust and for the purpose set forth herein and under the said living trust, and with the following rights, powers and privileges, in accordance with §64.2-778 of the Code of Virginia of 1950, as amended:

1. Trustee, including any successor trustee, according to the terms of the trust, shall have the power to sell, lease, encumber or otherwise dispose of the property herein described;
2. No one dealing with the Trustee, including any successor trustee, shall be required to make further inquiry as to the right of such trustee to act; and
3. No one dealing with the Trustee, including any successor trustee, shall inquire as to the disposition of any proceeds.

This conveyance is made subject to such recorded conditions, restrictions and easements affecting the property hereby conveyed.

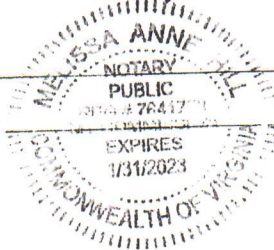
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ELLEN M. LUPER, *TRUSTEE* of The Ellen M. Luper  
Revocable Trust Agreement dated December 15, 2020

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that the foregoing Deed was acknowledged before me this 15<sup>th</sup> day of December 2020, by Ellen M. Luper, individually and as Trustee of The Ellen M. Luper Revocable Trust Agreement dated December 15, 2020.

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



may

## SCHEDULE "A"

All of the approximately 56.49 acres (54.504 acres by recent survey), more or less, located along the southern bank of the Matta River west of U.S. Route 1 in the Berkeley Magisterial District of Spotsylvania County, Virginia. Said parcel is more particularly described as containing 54.504 acres on that certain plat entitled "Plat of Boundary Survey Located in the Berkeley Magisterial District, Spotsylvania County, Va. Known as Tax Map 76(A)8" made by Gary S. Cooke, L.S., dated February 22, 1994, and recorded in the Clerk's Office of the Circuit Court of Spotsylvania County, Virginia in Deed Book 1199, Page 616.

BEING the same property conveyed to Charles A. Shoemake and Ellen Marie Shoemake ("also known as Ellen M. Luper"), husband and wife, as tenants by the entirety with the right of survivorship as at common law, Grantees, by Deed of Gift from Charles A. Shoemake, Grantor, dated October 6, 2011, and recorded October 13, 2011, in the Clerk's Office, Circuit Court, Spotsylvania County, Virginia, as Instrument #0016611.

INSTRUMENT #210005093  
RECORDED IN CLERK'S OFFICE OF SPOTSYLVANIA ON  
Feb 22, 2021 AT 02:19:21 pm  
CHRISTALYN M. JETT bySAS



BERKELEY DISTRICT  
1023

Date Printed: 3/18/2022

Parcels current as of January 1, 1911.

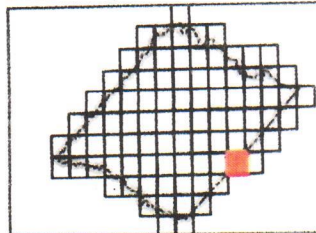


MAI

Formatted to print at 51 x 11

MAI  
23

Prepared by Spokane and County IS Department, GIS Division



Adjacent Map Double  
Current Block  
Adjacent Tax Map  
Block  
Insert  
Class or  
Roads

 Mammoth District  
Steens  
Sierra  
Wyerbadie  
Parks  
National Park Service  
Property



Section 76

0 1.250 2.500 Feet



Office of Real Estate Assessments  
9104 Courthouse Road  
P.O. Box 939  
Spotsylvania, VA 22553-0939

COMMONWEALTH OF VIRGINIA  
COUNTY OF SPOTSYLVANIA

(540) 507-7777

email: [assessment@spotsylvania.va.us](mailto:assessment@spotsylvania.va.us)

**Tax Year 2024**

February 7, 2024

\*045601/1--S 134.--B 1.



Tax Map # 76- A - 8-  
Ellen M Luper Trustee Ellen M Luper Revocable Trust  
5902 PATRIOT HWY  
WOODFORD VA 22580-9650

**SPECIAL MESSAGE**

The Tax Rate for 2024 has not been set. The Spotsylvania County Board of Supervisors will hold a Public Hearing regarding the tax rate on March 28, 2024 at Courtland High School, 6:30PM.

**NOTICE OF REAL ESTATE ASSESSMENT CHANGE**

Legal Description: Jessie MorrisButterfly Farm/Sanctuary

Land Area: 54.5 A

In accordance with the Code of Virginia, you are hereby notified that the assessment on the above described parcel for **2024** will be as follows:

	1/1/2022 Landbook	1/1/2023 Landbook	2024 Proposed Assessment
	Reassessment Year	Reassessment Year	Reassessment Year
Land:	\$411,300	\$411,300	\$443,300
Building:	\$528,800	\$528,800	\$594,600
Total:	\$940,100	\$940,100	\$1,037,900

**Deadline for appeals to appraisers is 4:30PM Wednesday, February 28, 2024**

**Deadline for appeals to the Board of Equalization is April 30, 2024**

**This board must complete its work by June 30, 2024**

TAX MAP NUMBER	76-A-8-	Appeal hearings with appraisers: Via telephone (540)507-7777 Monday-Friday 9:00AM - 3:00PM, February 7 through February 28 (Please have documentation to support your appeal)
ACCOUNT NUMBER	6164586	
TELEPHONE NUMBER	540-507-7777	

[www.spotsylvania.va.us/502/assessment-office](http://www.spotsylvania.va.us/502/assessment-office)

The Office of Real Estate Assessments reviews and assesses property every two years. This assessment notice reflects the revised assessed value as of January 1st. Spotsylvania County is required to assess property at one hundred percent (100%) of fair market value (Code of Virginia, Taxation Section 58.1-3201).

Prior assessments are shown for reference only. Property values change from year to year due to market appreciation or depreciation, new construction, additions, rezoning, land subdivisions, or other changes. Reassessments ensure accuracy, uniformity and equalization of assessed values throughout the County. This assessment has been made by County staff appraisers.

**PLEASE REVIEW THIS NOTICE VERY CAREFULLY.** While every effort has been made to arrive at a fair and equitable assessment, sometimes errors do occur. If you have questions concerning this assessment or if you need additional detailed information, please call the Office of Real Estate Assessments at (540)507-7777 between the hours of 9:00a.m. - 3:00p.m., Monday through Friday.

Pursuant to Va. Code § 58.1-3331, you have the right to review and obtain copies of all assessment records pertaining to the Assessing Officer's determination of fair market value of your real property. In addition, you have the right to request that the assessor make a physical examination of your property.



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BILL WALKER, III  
Consulting Forester, LLC  
P. O. Box 293  
Warsaw, Virginia 22572

**TIMBER CRUISE**

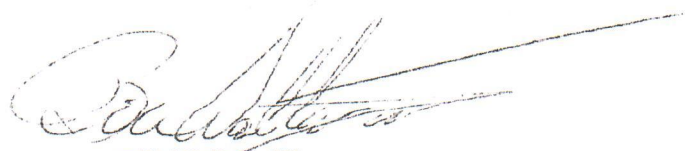
Luper Tract  
Tax Map 76 - A - 8  
Spotsylvania County, Va.  
24 acres +/-

Loblolly Pine -	4,600 B.F.	10" - 20" D.B.H.
Virginia Pine -	47,600 B.F.	10" - 20" D.B.H.
Poplar -	74,600 B.F.	14" - 26" D.B.H.
Red Oak -	6,000 B.F.	14" - 20" D.B.H.
Other Hardwoods -	19,100 B.F.	14" - 18" D.B.H.
Total Volume -	151,900 B.F.	

171 tons pine pulpwood

201 tons hardwood pulpwood

This cruise was done in a systematic manner, however actual volumes will vary.  
(10% cruise)



Bill Walker, III  
Consulting Forester  
5-26-2022


inc  
BILL WALKER, III  
Consulting Forester, LLC  
P. O. Box 293  
Warsaw, Va. 22572

ESTIMATED TIMBER VALUE

Luper Tract  
Tax Map 76 - A - 8  
Spotsylvania County, Va.  
24 acres +/-

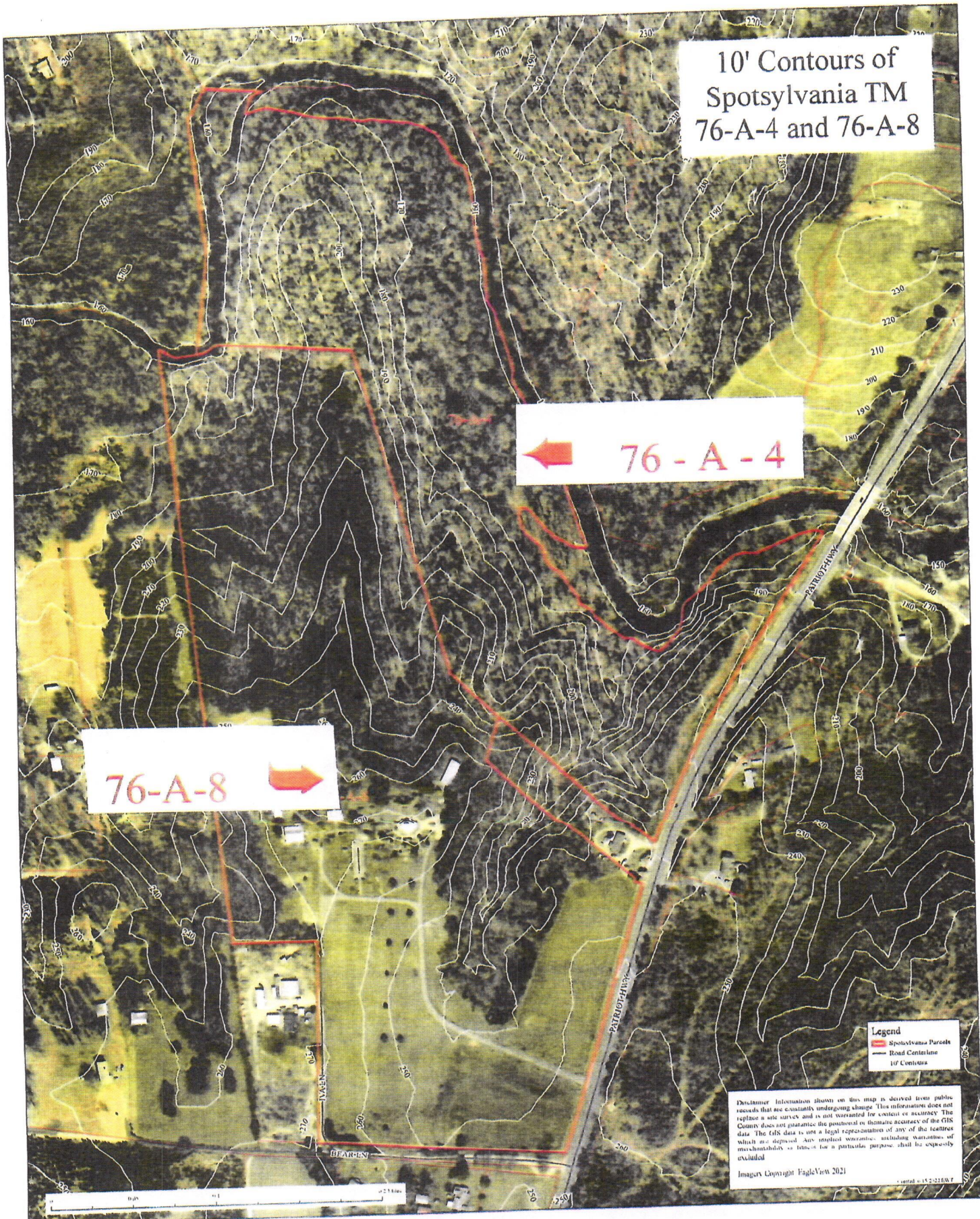
Loblolly Pine -	4,600 B.F. @ \$135.00 per thousand	\$ 621.00
Virginia Pine -	47,600 B.F. @ \$ 70.00 per thousand	\$ 3,332.00
Poplar -	74,600 B.F. @ \$325.00 per thousand	\$ 24,245.00
Oak -	6,000 B.F. @ \$300.00 per thousand	\$ 1,800.00
Other Hardwoods -	19,100 B.F. @ \$125.00 per thousand	\$ 2,387.00
Pine pulpwood -	171 tons @ \$ 10.00 per ton	\$ 1,710.00
Hardwood pulpwood -	201 tons @ \$ 6.00 per ton	\$ 1,206.00
TOTAL ESTIMATED VALUE -		\$ 35,301.00

This estimated value is subject to change due to the daily fluctuations in the timber market and price variations from buyer to buyer.

  
Bill Walker, III  
Consulting Forester  
5-26-2022



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10' Contours of  
Spotsylvania TM  
76-A-4 and 76-A-8

76 - A - 4

76-A-8

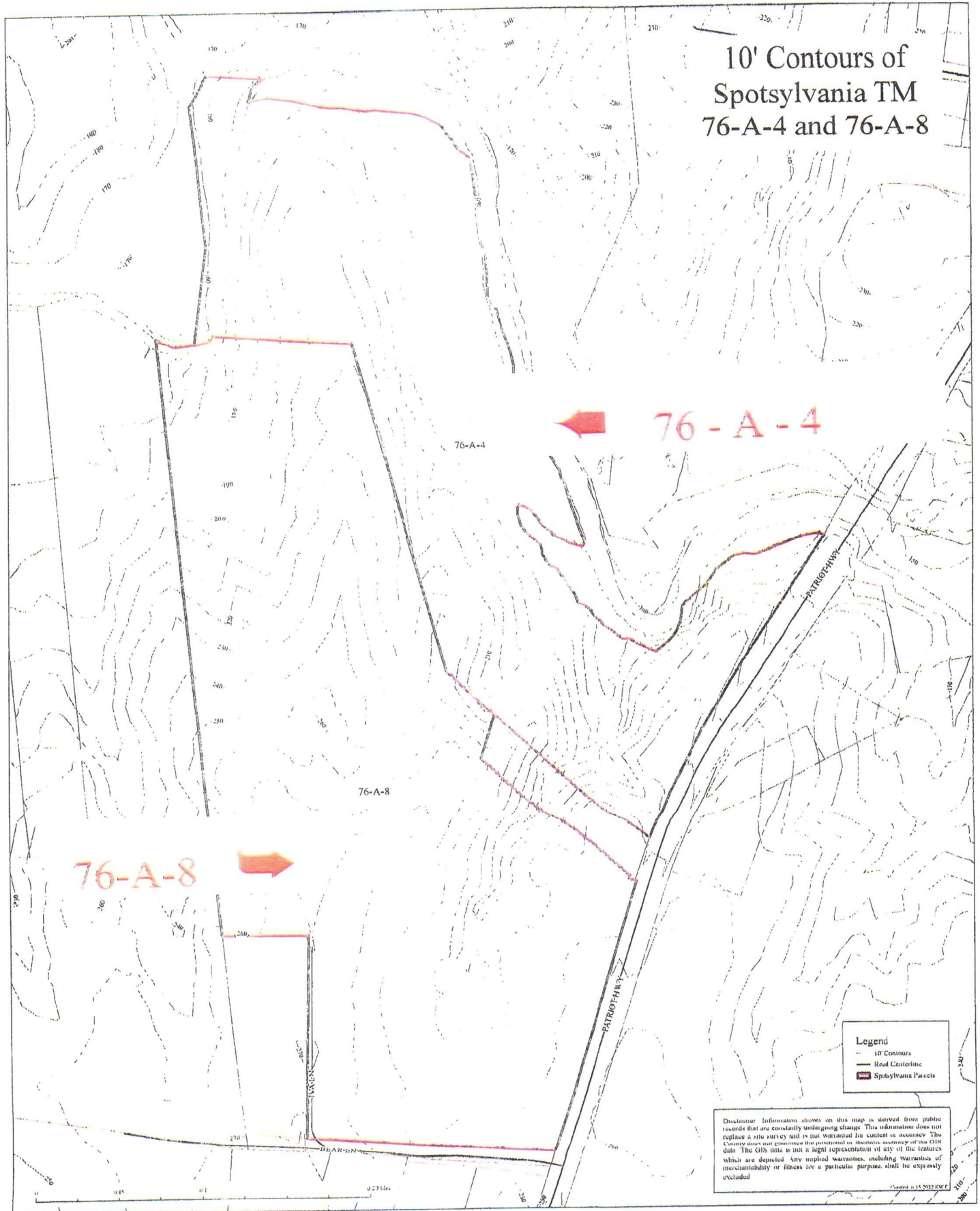
Legend  
Spotsylvania Parcels  
Road Centerlines  
10' Contours

Disclaimer: Information shown on this map is derived from public records that are constantly undergoing change. This information does not replace a site survey and is not warranted for content or accuracy. The County does not guarantee the positional or thematic accuracy of the GIS data. The GIS data is not a legal representation of any of the features of which are depicted. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.  
Imagery Copyright: EagleView 2021  
Created: 11/15/2020



M10

# 10' Contours of Spotsylvania TM 76-A-4 and 76-A-8







M.12

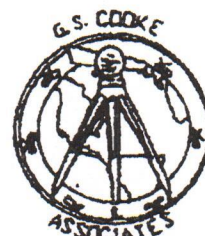
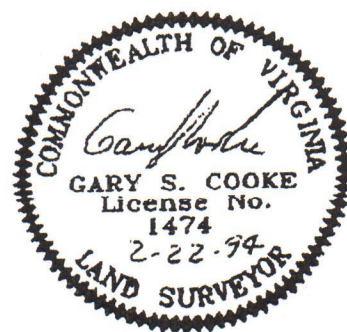
# PLAT OF BOUNDARY SURVEY

Located in the Berkeley Magisterial District, Spotsylvania County, Va.  
 Known as Tax Map 76(A)8  
 Standing in the name of Bessie M. Surles and Annie Limerick  
 Recorded in Deed Book 996, Page 420.  
 Surveyed for Charles Allen Shoemake

Tax Map 76(A)8  
 54.504 ACRES

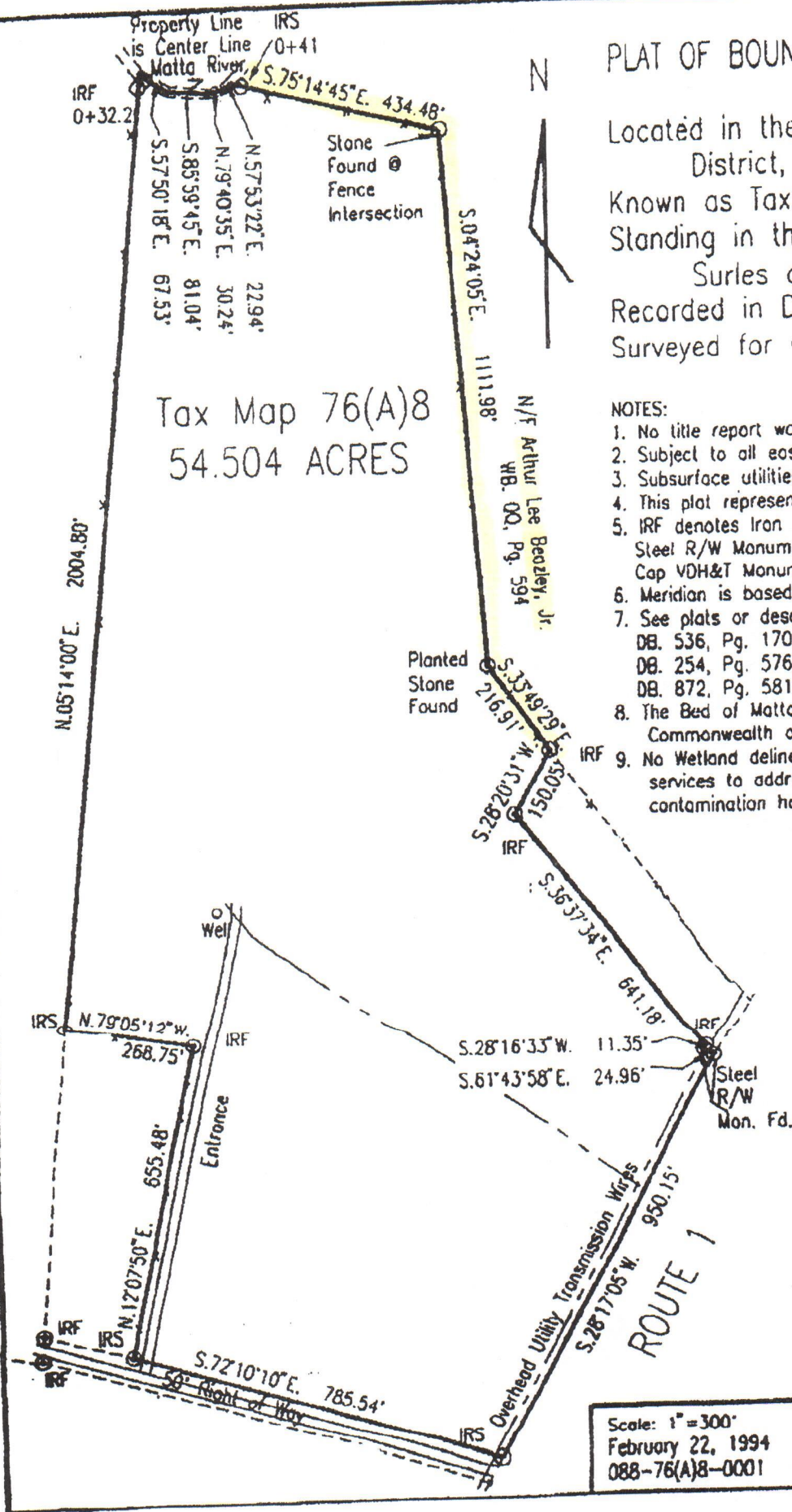
## NOTES:

1. No title report was furnished to this surveyor.
2. Subject to all easements of record or otherwise.
3. Subsurface utilities or facilities not shown may exist.
4. This plat represents a current field survey by this firm.
5. IRF denotes Iron Rod Found. IRS denotes Iron Rod Set. Steel R/W Monument Found denotes Steel "T" Bar and Cap VDH&T Monuments Found.
6. Meridian is based on a plat recorded in PB. 11, Pg. 45A.
7. See plats or descriptions recorded in: PB. 11, Pg. 45A; DB. 536, Pg. 170; DB. 562, Pg. 236; PB. 6, Pg. 25; DB. 254, Pg. 576; DB. 183, Pg. 284; DB 190, Pg. 435; DB. 872, Pg. 581; DB 951, Pg. 630.
8. The Bed of Matta River is subject to all rights of the Commonwealth of Virginia, and Federal Government.
9. No Wetland delineation, wetland studies, or geotechnical services to address questions of toxic waste or soil contamination have been addressed by this survey.



24 BUTLER ROAD  
 FREDERICKSBURG, VIRGINIA 22405  
 TELEPHONE (703) 371-0953  
 TELEFAX (703) 371-0983

Scale: 1" = 300'  
 February 22, 1994  
 088-76(A)8-0001





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**Listing # 7005 5902 Patriot Hwy Woodford, VA 22580  
US Rt. # 1, Thornburg, VA**

**The Purple area shown on this page is designated by  
Spotsylvania County as a Future Retail and Commercial Zone**





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**EXCLUSIONS FROM SALE OF THE BUTTERFLY FIELD FARM:**

1. **Any and All Farm Equipment** New, Used or Antique whether on the farm or in the Barn. **Owner may negotiate a sale with the purchaser if they desire it.**
2. **Hanging Art Sculpture on the Interior Front Wall of the Home, Named "TITI, Standing and Waiting on a Corner along with a spare floor tile below with cigarette butts"**
3. **2 Large Brown Pots in Fountain Area**
4. **3 Large "Stonehenge" Style Stones at entrance to Home**
5. **Large Horse Sculpture West Side of Garage**
6. **Any Remaining Cement Bird Baths**
7. **Tools, Equipment, Furniture, Lumber and Personal Items and Shelving in the Barn**
8. **Any Fixtures, Equipment, Computers, Electronics, WIFI or Internet or Ethernet Equipment, Inventory, Systems, Display Cabinets, Tools of the Trade, Security & Firearm Safe's, Reference Materials or other Things Belonging to T.C. Luper and Co. Inc. Luper Auction Galleries, SAGE or The ButterFly Field, Inc.,**

**NOTE: Should a Possible Purchaser have any questions concerning any other Personal Property located on the farm that may be transferring along with the Real Estate Purchase, please inquire before assuming.**