

Tax Map Number: 76-A-8

DEED PREPARED WITHOUT BENEFIT OF TITLE SEARCH BY:

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

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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## 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



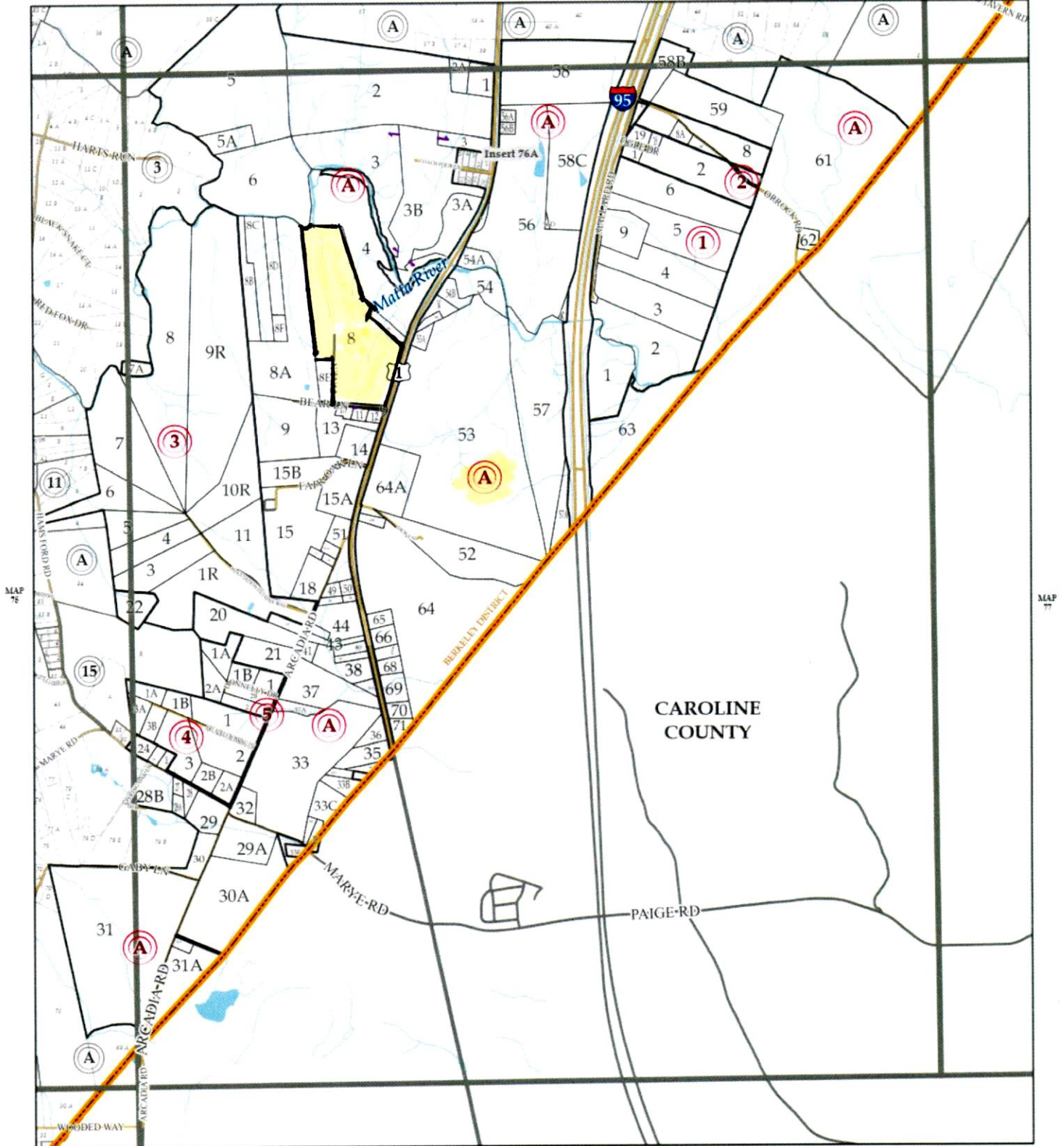
# Spotsylvania County

BERKELEY DISTRICT

MAP 63

Parcels current as of January 01, 2022

Date Printed: 1/18/2022



Formatted to print at 8 1/2" x 11"

MAP NA

Prepared By: Spotsylvania County IS Department, GIS Division

	<p><b>Legend</b></p> <ul style="list-style-type: none"> <li> Counties Boundaries</li> <li> Current Tax Map Parcels</li> <li> Adjacent Tax Map Parcels</li> <li> Current Double Circles</li> <li> Adjacent Map Double Circles</li> <li> Current Blocks</li> <li> Adjacent Tax Map Blocks</li> <li> Inserts</li> <li> Cross Over Roads</li> <li> Magisterial District</li> <li> Streams</li> <li> Swamps</li> <li> Waterbodies</li> <li> Parks</li> <li> National Park Service Property</li> </ul>	<p style="text-align: center;"><b>Section 76</b></p> <p style="text-align: center;">0      1,250      2,500 Feet</p>
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## PARCEL INFORMATION

**Parcel ID:** 76-A-8-  
**Physical Address:** 5902 Jefferson Davis Hwy  
(Patriot Hwy)  
**Legal Description:** Jessie Morris Butterfly Farm/Sanctuary  
**Deeded Acreage:** 54.50

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### Value for 2022

<b>Year:</b>	2022
<b>Land Value:</b>	\$411,300
<b>Building Value:</b>	\$528,800
<b>Total Value:</b>	\$940,100

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### Building Information

#### Building ID #31622

**Year Built:** 2000 Single-family Residence  
**Total Area:** 3,127 sqft  
**Bedrooms:** 3  
**Full Bathrooms:** 3  
**Half Bathrooms:** 0  
**Heat Pump:** Yes  
**Metal, Formed Seams:** Yes  
**Open Slab Porch (SF):** 1270  
**Single 1-Story Fireplace (#):** 1  
**Veneer, Brick:** Yes

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### Owner's Name & Mailing Address

Ellen M Luper Trustee for Ellen M Luper Revocable Trust  
5902 Patriot HWY (Jefferson Davis Hwy)  
WOODFORD, VA 22580-9650

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### Sales Information as of 07/13/2022

<b>Date of Transfer:</b>	02/22/2021
<b>Transfer Type:</b>	Trust
<b>Instrument Number:</b>	0005093
<b>Sale Price:</b>	\$0.00

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 -	<u>151,900 B.F.</u>	

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




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



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

← 76 - A - 4

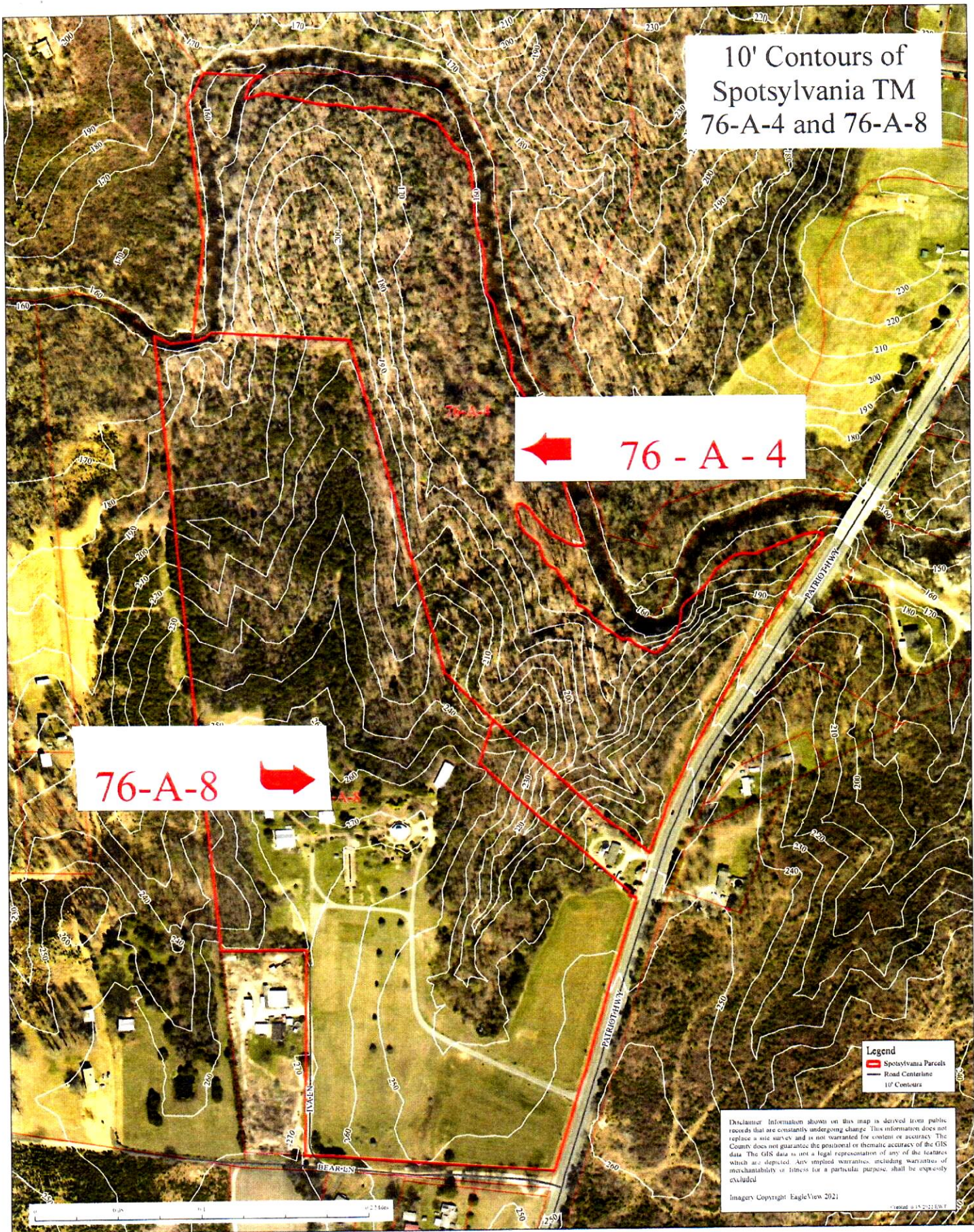
76-A-8 →

- Legend**
- Spotsylvania Parcels
  - Road Centerline
  - 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 extent 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 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: 05/23/21 09:11





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

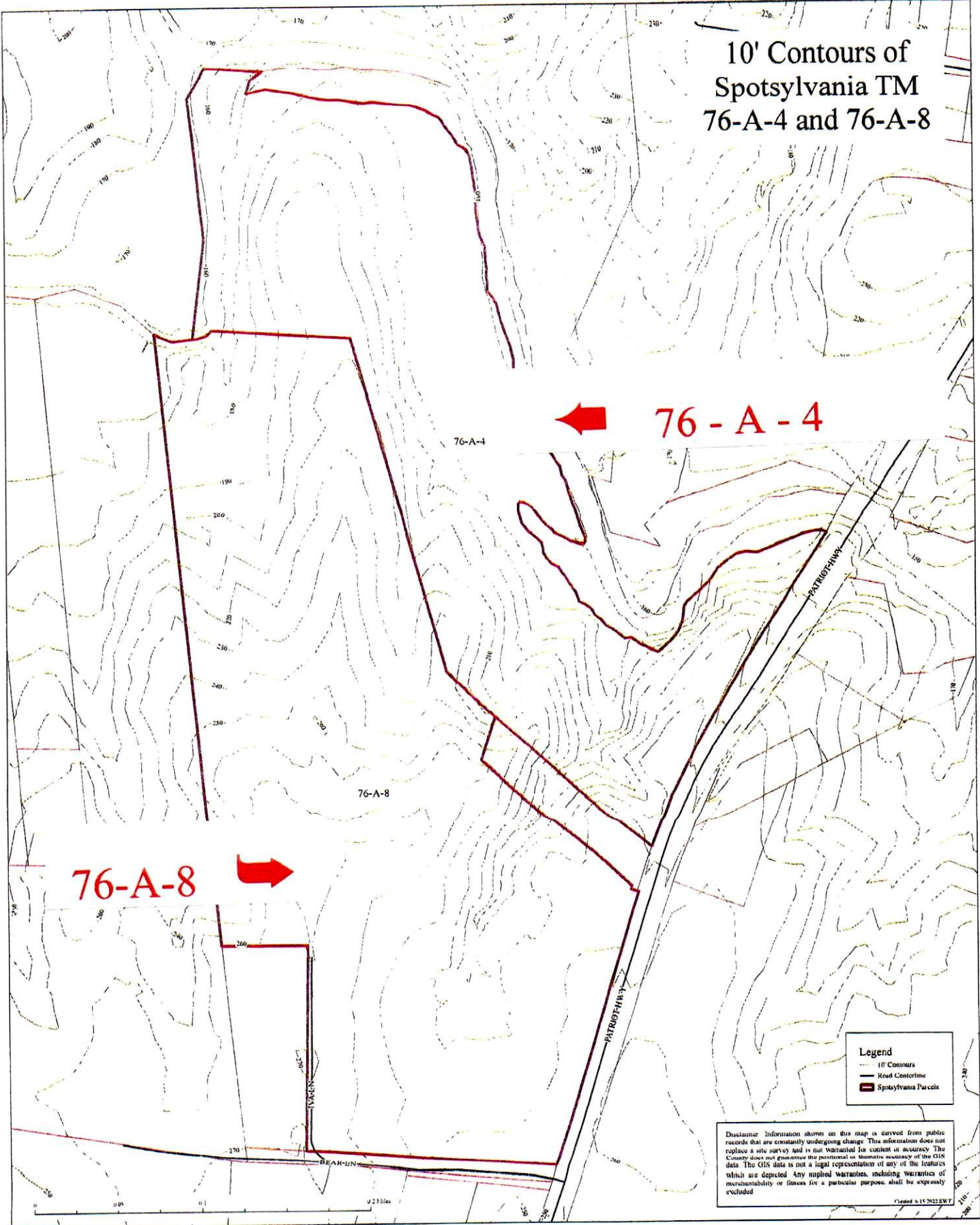
76 - A - 4

76-A-8

- Legend**
- 10' Contours
  - Read Centerline
  - Spotsylvania Parcels

Distance 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 which are depicted. Any implied warranties, including warranties of merchantability or fitness for a particular purpose, shall be expressly excluded.

Printed on 11/20/22 BWT





List View

Map View

Search

Default

Advanced

Select Parcels



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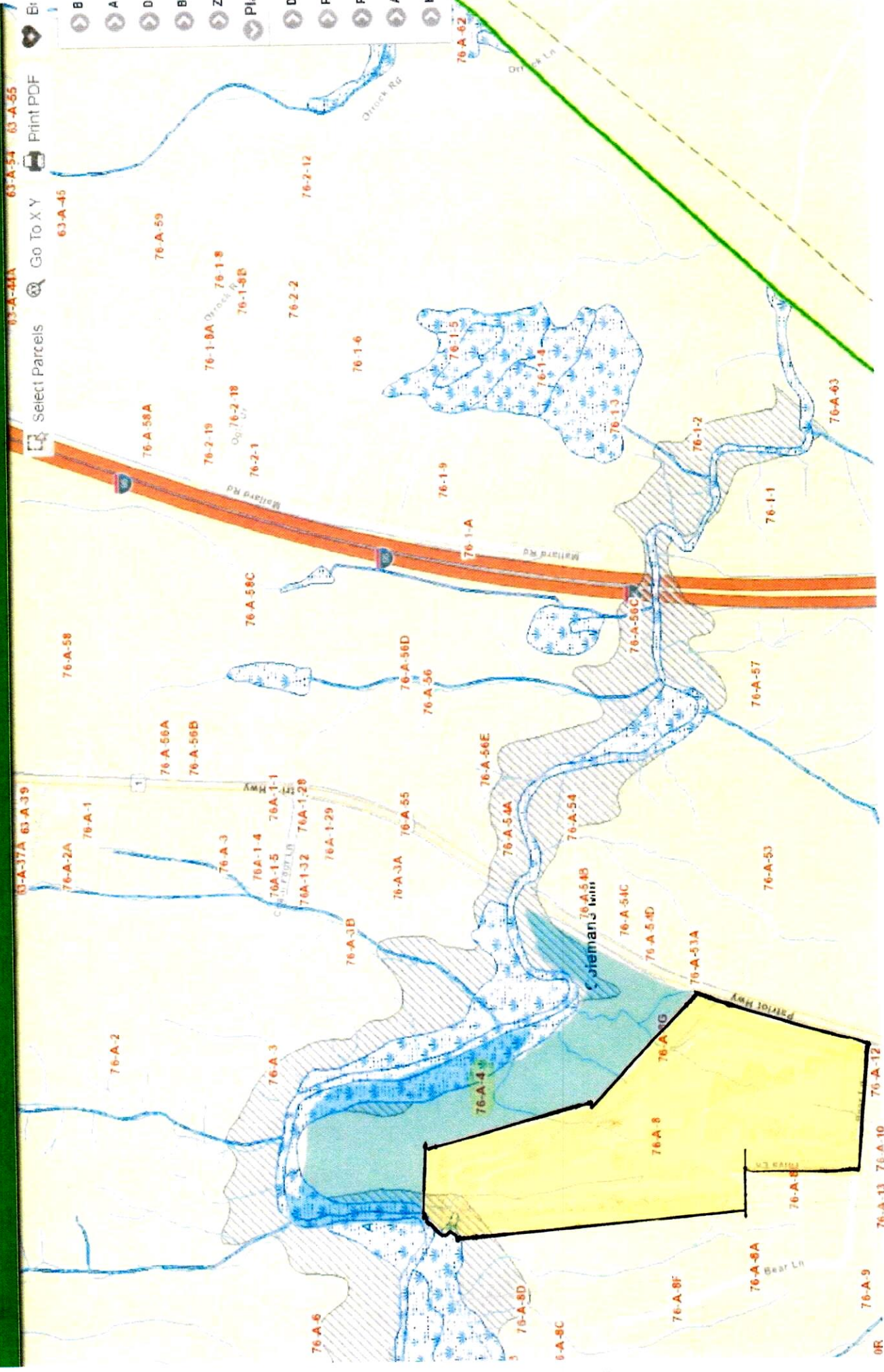


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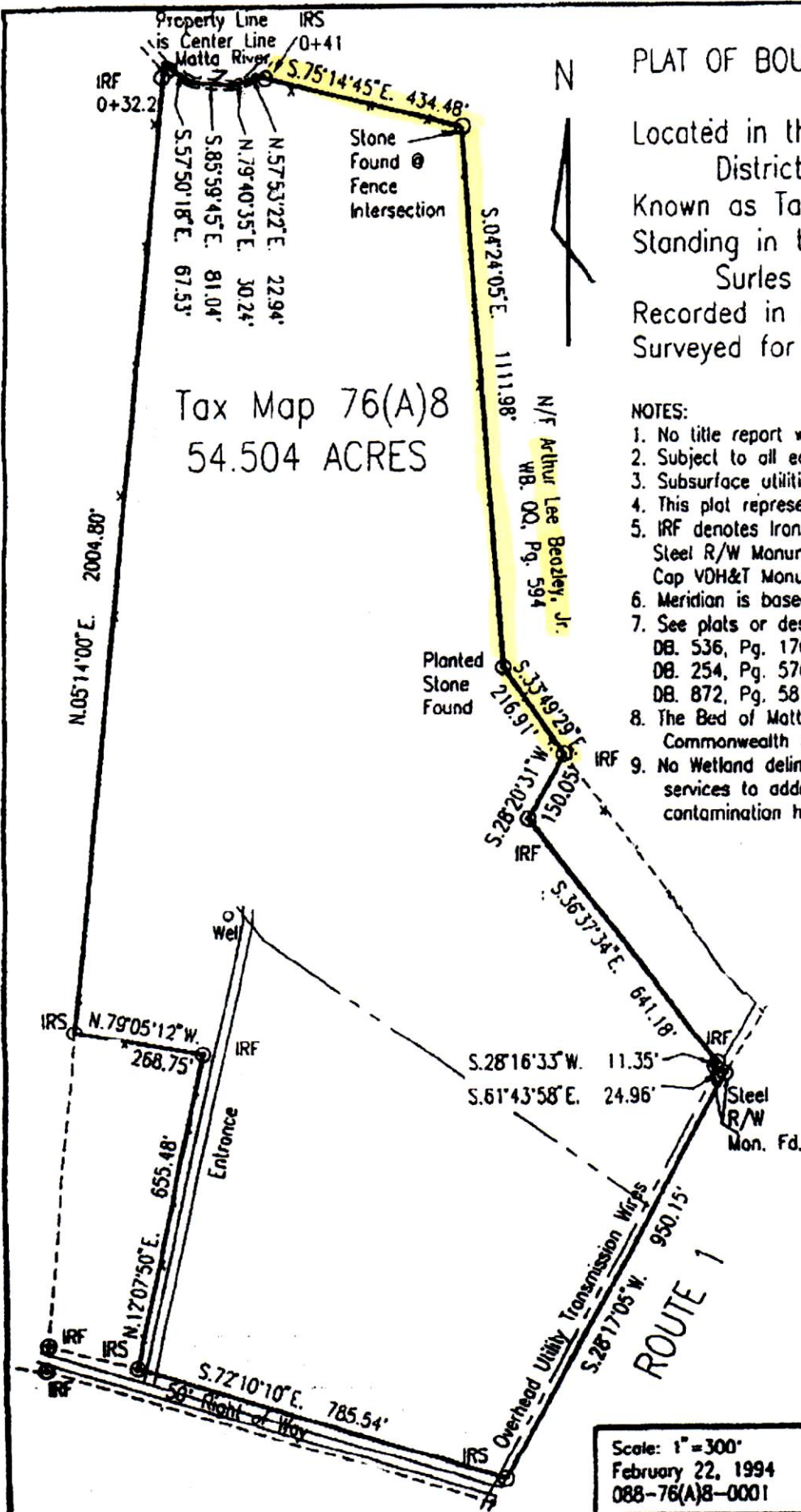
# PLAT OF BOUNDARY SURVEY

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

## 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.

Tax Map 76(A)8  
 54.504 ACRES



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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**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. Sound System & Speakers** *in the Belvedere*
- 3. The Large Stained Glass Panel over the Front Door of the Home.**  
*Subject is "The Lord Creating Earth with His Two Calypters"*
- 4. 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"**
- 5. 2 Large Brown Pots in Fountain Area**
- 6. 2 Chinese Foo Dogs at Patio Entrance to Fountain**
- 7. 3 Large "Stonehenge" Style Stones at entrance to Home**
- 8. Large Horse Sculpture West Side of Garage**
- 9. Any Remaining Cement Bird Baths**
- 10. Large Iron Pot in Patio at Fountain**
- 11. Statue at Fountain "Fergus" NOTE: May leave if Buyers want to Purchase**
- 12. Green Iron Garden Bench**
- 13. Fireplace Insert in Garden**
- 14. Furniture & BBQ Grille On North Patio of House**
- 15. Chinese Stone Pot at Fountain Entrance**
- 16. Tools, Equipment, Furniture, Lumber and Personal Items and Shelving in the Barn**
- 17. 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.,**
- 18 Group of Masonry behind the Belvedere, such as Stones, Pavers, Garden Border Stones, Bricks, Etc.**
- 19. Group of Miscellaneous Metal Farm Machinery Parts and Objects at the "Smoke House" at the South End of the "Bunk House"**

**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.**