

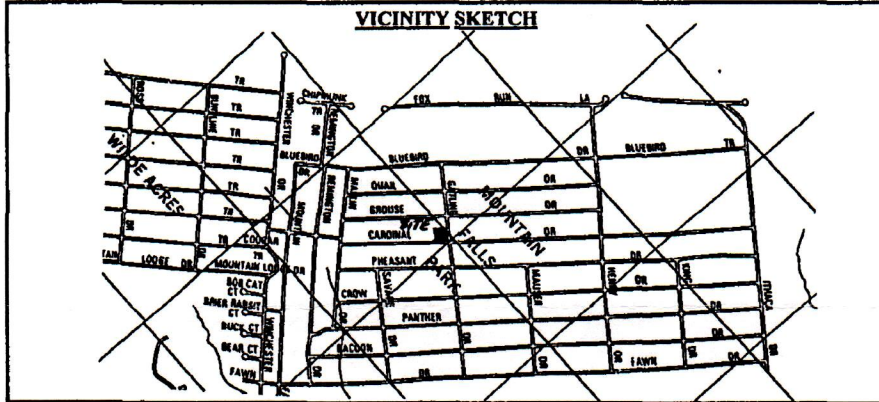
040019738

0252

**FINAL PLAT, CONSOLIDATION of LOTS 17 & 18 of  
WILDE ACRES, SECTION 9, BLOCK A**

M & M Builders, L.L.C.

Lot 17 TM #58A2-A-9-17 Instrument #040017534  
Lot 18 TM #58A2-A-9-18 Instrument #040017533  
September 16, 2004 Zoned R5  
Back Creek District, Frederick County, Virginia



**SURVEYOR'S CERTIFICATE:**

I, Michael M. Artz, a duly authorized land surveyor, do hereby certify that the land hereby consolidated is in the name of M & M Builders, L.L.C. and was acquired by them as stated in the Owner's Certificate.

*Michael M. Artz*  
Certified Land Surveyor

**OWNER'S CERTIFICATE:**

The undersigned fee simple owner hereby certifies that the land herein consolidated is all of the land acquired by M & M Builders, L.L.C. by deed dated August 23, 2004 and recorded in Instrument #040017533 and by deed dated August 24, 2004 and recorded in Instrument #040017534. Said deeds being of record in the Clerk's Office of Frederick County, Virginia. This consolidation as it appears on the accompanying plats is with the free consent and in accordance with the desires of the undersigned owners of said land and the same is hereby confirmed and submitted for record in the Clerk's Office of Frederick County, Virginia.

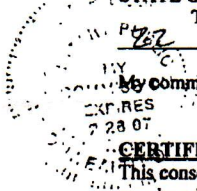
*Jamie M. Mark*  
Representative for M & M Builders, L.L.C.

**NOTARY CERTIFICATE:**

STATE OF VIRGINIA; CITY/COUNTY OF Frederick, to-wit:  
The foregoing owners consent and dedication was acknowledged before me this  
16<sup>th</sup> day of September, 2004.

My commission expires 2-28-2007

*Clair H. Hensel*  
Notary Public



**CERTIFICATE OF APPROVAL**

This consolidation is approved by the undersigned in accordance with existing subdivision regulations and may be admitted to record.

27 Sep 04  
date *[Signature]*  
Frederick County Subdivision Administrator

200015320

PG0015

Prepared by: McCarthy & Akers, P.L.C.  
 J. Douglas McCarthy, Esq., VSB No. 65713

Return to: Old Towne Title

Grantees' address: 901 Gating Dr Winchester VA 22602

Consideration: \$183,000.00

Assessment: \$ 138,100.00

Parcel ID: 58A02-A-9-17

Title Insurer: Commonwealth Land Title Insurance Company

OLD TOWNE  
 TITLE COMPANY  
 420 W. Jubal Early Dr., Suite 201 | Winchester, VA 22601  
 OT-11265

THIS DEED OF BARGAIN AND SALE, made and dated this 28 day of July 2020, by and between **Christopher Scott Oates** and **Maggie Jean Oates**, husband and wife, hereinafter called the Grantor(s), and **David T. Thurikill** and **Christina K. Alvarado**, husband and wife, hereinafter called the Grantee(s).

WITNESSETH: That for and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor(s) do hereby grant and convey, with General Warranty and English covenants of title unto the Grantee(s), as as tenants by the entirety with common law right of survivorship, in fee simple, all of the following described realty, to-wit:

Consolidated Lot 17, Containing 27,942 Square Feet, more or less Section 9, Block A, Wilde Acres, as more particularly described on plat entitled "Final Plat, consolidation of Lots 17 & 18 of Wilde Acres, Section 9, Block A" prepared by Artz and Associates, PLC, dated September 16, 2004, and recorded among the land records of Frederick County, Virginia, as Instrument No. 040019738.  
Back Creek District  
 AND BEING the same property conveyed unto Christopher Scott Oates and Maggie Jean Oates by Deed dated July 8, 2014, recorded October 20, 2014, in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Instrument No. 140008816.

Reference is hereby made to the aforesaid instruments and the references therein contained for more particular descriptions of the property herein conveyed.



Prepared by:  
 McCarthy & Akers, P.L.C.  
 Attorneys and Counselors at Law  
 302 West Boncomen Street  
 Winchester, VA 22601

This conveyance is made subject to all easements, rights of way and restrictions of record, affecting the subject property.

PG0016

WITNESS the following signatures and seals:

Christopher Oates (SEAL)  
Christopher Scott Oates, Grantor

Maggie Jean Oates (SEAL)  
Maggie Jean Oates, Grantor

COMMONWEALTH OF VIRGINIA;  
CITY/COUNTY OF Winchester, to-wit:

The foregoing instrument was acknowledged before me this 28 day of October, 2020 by Christopher Scott Oates and Maggie Jean Oates.

My commission expires: 5/31/24  
My commission number: 129681



[Signature]  
NOTARY PUBLIC

VIRGINIA: FREDERICK COUNTY, SCT.  
This instrument of writing was produced to me on 10/29/2020 at 11:35 A.M. and with certificate acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-802 of \$ 183.00, and 58.1-801 have been paid, if assessable.

Rebecca P. Hogan, Clerk



Prepared by:  
M4 Realty & Assoc., PLLC.  
Attorneys at Law  
302 West Boswell Street  
Winchester, VA 22601

A Copy Attest:  
Frederick County Circuit Court  
Rebecca P. Hogan, Clerk  
by Michelle L. Hill  
Deputy Clerk

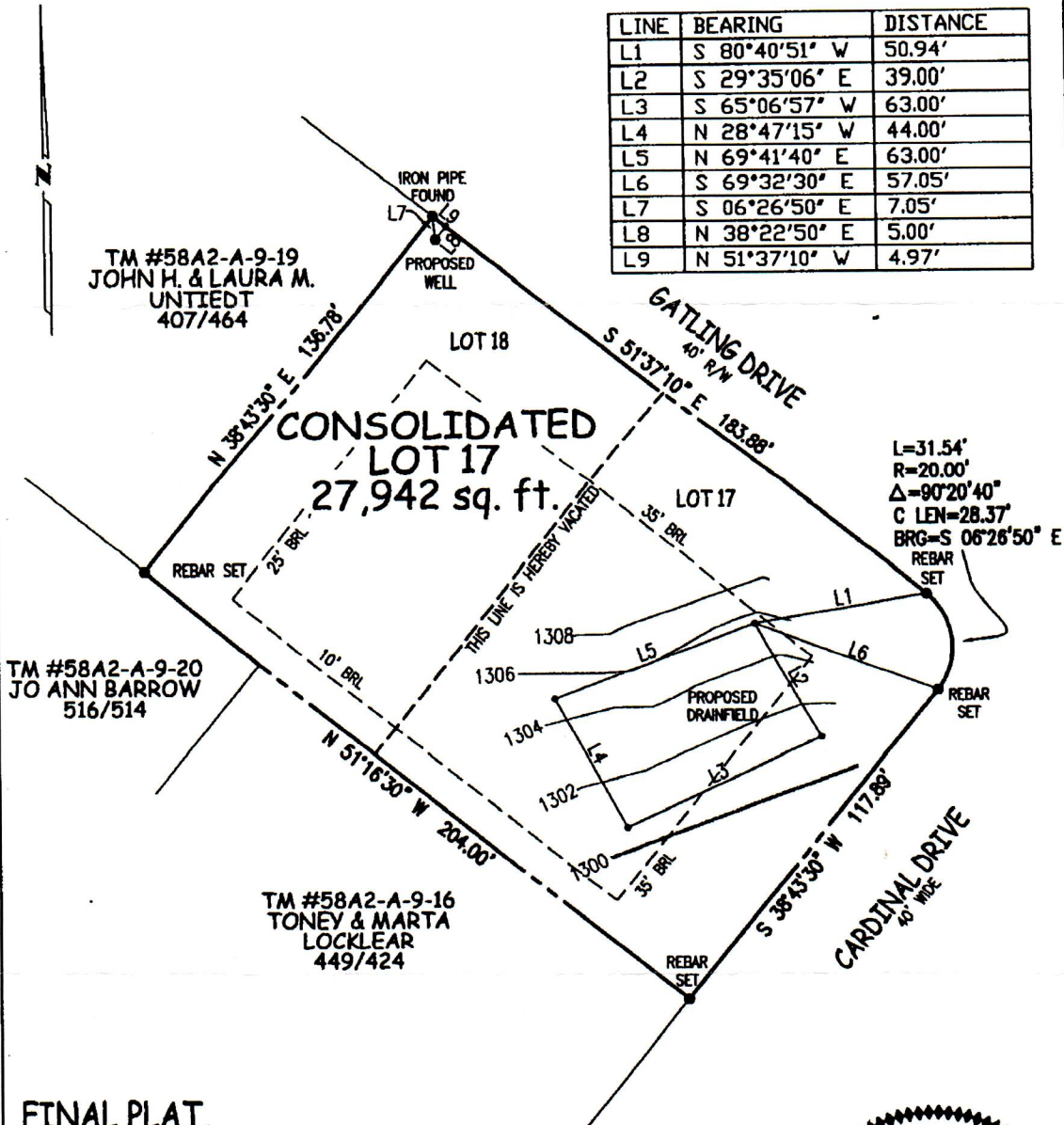


- NOTES:
- BOUNDARY SHOWN HEREON WAS DETERMINED BY A FIELD RUN SURVEY PERFORMED BY ARTZ & ASSOCIATES ON SEPTEMBER 16, 2004.
  - THIS PLAT IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
  - CONTOUR INTERVAL IS 2 FEET. ELEVATIONS ARE ASSUMED.
  - PROPOSED WELL LOCATIONS ARE APPROXIMATE. CONTRACTOR IS RESPONSIBLE FOR MEETING ALL HEALTH DEPARTMENT REGULATIONS DURING INSTALLATION.

AREA TABULATION

PRE CONSOLIDATION  
 TM #58A2-A-9-17 16,156 sq. ft.  
 TM #58A2-A-9-18 11,786 sq. ft.  
 POST CONSOLIDATION  
 TM #58A2-A-9-17 27,942 sq. ft.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 80°40'51" W | 50.94'   |
| L2   | S 29°35'06" E | 39.00'   |
| L3   | S 65°06'57" W | 63.00'   |
| L4   | N 28°47'15" W | 44.00'   |
| L5   | N 69°41'40" E | 63.00'   |
| L6   | S 69°32'30" E | 57.05'   |
| L7   | S 06°26'50" E | 7.05'    |
| L8   | N 38°22'50" E | 5.00'    |
| L9   | N 51°37'10" W | 4.97'    |



FINAL PLAT,  
 CONSOLIDATION, &  
 DRAINFIELD LOCATION SURVEY of  
**LOTS 17 & 18**  
 WILDE ACRES, SECTION 9, BLOCK A  
 BACK CREEK DISTRICT, FREDERICK COUNTY, VIRGINIA  
 SCALE: 1" = 40' DATE: SEPTEMBER 16, 2004

PRESENT OWNER:  
 M & M BUILDERS, L.L.C.  
 TM #58A2-A-9-17 INST.# 040017534  
 TM #58A2-A-9-18 INST.# 040017533

PROJECT #21018



Arts and Associates, P.C.  
 A Subsidiary of Valley Engineering, P.C.  
 LAND SURVEYING LAND PLANNING DEVELOPMENT  
 18 East Piccadilly Street  
 WINCHESTER, VA. 22801-4740  
 TEL. 540-867-3233 FAX 540-867-9188  
 TOLL FREE 1-800-785-7320

0254

VIRGINIA: FREDERICK COUNTY, SCT.

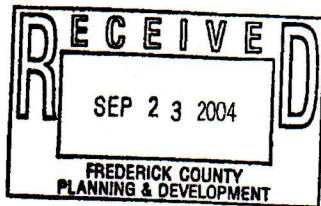
This instrument of writing was produced to me on

9-28-04 at 11:33 A.M.

and with certificate of acknowledgement thereto annexed  
was admitted to record. T imposed by Sec. 58.1-802 of

\$ NA , and 58.1-801 have been paid, if assessable

*Rebecca P. Hogan* , Clerk



A Copy Attest:  
Frederick County Circuit Court  
Rebecca P. Hogan, Clerk

by *Michelle L. Still*  
Deputy Clerk

