

060005820

Prepared By/Return To:  
Rees, Broome & Diaz, P.C.  
8133 Leesburg Pike, Ninth Floor  
Vienna, Virginia 22182

Grantee's Address:  
Lake Holiday Estates Utility Co.  
231 Redland Road  
Cross Junction, Virginia 22625

Tax Map Nos: 18A27D  
18A28E  
18A20A

0059

**DEED OF CORRECTION AND RETURN OF OWNERSHIP**

THIS DEED OF CORRECTION AND RETURN OF OWNERSHIP is made and entered into this 19<sup>th</sup> day of March, 2006, by and between AQUA LAKE HOLIDAY UTILITIES, INC., a Virginia corporation, the Grantor, and, LAKE HOLIDAY ESTATES UTILITY COMPANY, INC., a Virginia corporation, the "Grantee".

**\*\* WITNESSETH \*\***

WHEREAS, Grantor and Grantee have entered into an Asset Purchase Agreement dated October 21, 2005. The Asset Purchase Agreement requires the transfer of certain real property as part of the Agreement. Said real property was to be conveyed at closing; and

WHEREAS, by Special Warranty Deed dated December 30, 2005 and recorded January 23, 2006 as Instrument Number 060001398 pages 0019 through 0022, among the land records of Frederick County, Virginia, Lake Holiday Estates Utility Company prematurely transferred title to Aqua Lake Holiday Utilities, Inc.; and

WHEREAS, taxes and recording fees were paid in the total amount of \$2,190.67 at the time of recordation; and

WHEREAS, as evidenced by their signatures hereto, the parties desire to return title to the property to the Lake Holiday Estates Utility Company, Inc. by recording this Deed of Correction and Return of Ownership;

NOW, THEREFORE, Aqua Lake Holiday Utilities, Inc. hereby grants, returns and conveys, with Special Warranty of Title, unto Lake Holiday Estates Utility Company, Inc., its successors in interest and assigns, three separate parcels of real property located in Frederick County, Virginia, as more particularly described on Exhibit A attached hereto, and made a part hereof.

TO HAVE AND HOLD all of the aforesaid real property (the "Real Property") unto the use and benefit of Grantee, its heirs, successors in interest and assigns, in fee simple forever as though the premature transfer never occurred.

0060

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions recorded in the deeds forming the chain of title to the above property.

Grantor covenants that it is currently the owner of record and as such has the right to convey the Real Property to Grantee and that Grantor will execute such further assurances of the Real Property as may be requisite.

IN WITNESS WHEREOF, the Grantor and Grantee have executed, sealed and delivered this Deed of Correction and Return of Ownership as of the day and date first written above.

AQUA LAKE HOLIDAY UTILITIES, INC.

By: Mark J. Kropilak (SEAL)  
Name: Mark J. Kropilak  
Title: Vice President

LAKE HOLIDAY ESTATES UTILITIES COMPANY, INC.

By: Joseph W. Marcus (L)  
Joseph W. Marcus,  
President

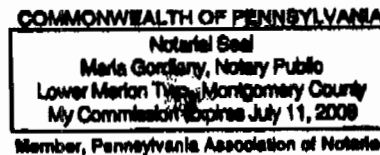
Pennsylvania  
~~COMMONWEALTH OF VIRGINIA~~  
COUNTY OF Montgomery : ss:

On this 13<sup>th</sup> day of March, 2006, before me, the undersigned Notary Public, personally appeared Mark J. Kropilak, a person known to me or a person who provided sufficient identification to me to prove that he is the same person, whose name is signed to the foregoing Deed of Correction and Return of Ownership as Vice President, and authorized agent of Aqua Lake Holiday Utilities, Inc. and acknowledged the same to be the act and deed of the Grantor.

Given under my hand this 13<sup>th</sup> day of March, 2006.

Marla Gordany  
Notary Public

My Commission Expires: 7/11/09



1900  
0061

COMMONWEALTH OF VIRGINIA:  
COUNTY OF Frederick : ss:

On this 23 day of March, 2006, before me, the undersigned Notary Public, personally appeared Joseph W. Marcus, a person known to me or a person who provided sufficient identification to me to prove that he is the same Joseph W. Marcus, whose name is signed to the foregoing Deed of Correction and Return of Ownership as President, and authorized agent of Lake Holiday Estates Utility Company, Inc. and acknowledged the same to be the act and deed of the Grantee.

Given under my hand this 23 day of March, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/30/2009



THIS DEED WAS PREPARED WITHOUT  
BENEFIT OF A TITLE SEARCH

**EXHIBIT A  
LEGAL DESCRIPTION**

0062

**PARCEL 1**

A 10,099 square foot Well Lot #7 at The Summit at Lake Holiday Estates, described on the plat of Cameron G. Copp, L.S. dated September 17, 1992, recorded in Deed Book 788, at Page 1291, lying and being situate about one mile West of Cross Junction in the Gainesboro Magisterial District, Frederick County, Virginia.

**PARCEL 2**

All of that certain lot or parcel of land containing 41,825 square feet, more or less, designated as a "Sewage Treatment Plant", as shown on the plat, plan and survey description of James C. Wilkins, Certified Land Surveyor, dated May 2, 1972 and recorded in Deed Book 404, at Page 350 as an attachment to a deed.

**EXHIBIT A**  
**LEGAL DESCRIPTION PAGE 2**

0063

**PARCEL 3**

All that certain tract of land lying and being situate in Lake Holiday Estates, Gainesboro Magisterial District, Frederick County, Virginia, containing 1.00 acre and being designated as the "Water Tank Lot" on plat made by David Lee Ingram & Associates, Inc., dated November 1, 1984.

K:\19\1998\4\00003\060228 Deed of Correction.doc

VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

3-28-06 at 10:42 A.M.

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

§ 58.1-801, and 58.1-801 have been paid, if assessable

*Rebecca P. Hogan*, Clerk

960005819



Prepared By/Return To:  
Rees, Broome & Diaz, P.C.  
8133 Leesburg Pike, Ninth Floor  
Vienna, Virginia 22182

Grantee's Address:  
Lake Holiday Country Club  
231 Redland Road  
Cross Junction, VA 22625

Tax Map Nos: 18A02211173A

0055

**DEED OF CORRECTION AND RETURN OF OWNERSHIP**

THIS DEED is made and entered into this 13<sup>th</sup> day of March, 2006, by and between AQUA LAKE HOLIDAY UTILITIES, INC., a Virginia corporation, the Grantor, and LAKE HOLIDAY COUNTRY CLUB, INC., a Virginia corporation, the "Grantee".

**\*\* WITNESSETH \*\***

WHEREAS, Grantor and Grantee have entered into an Asset Purchase Agreement dated October 21, 2005. The Asset Purchase Agreement set forth the transfer of certain real property as part of the Agreement. Said real property was to be conveyed at closing; and

WHEREAS, by Special Warranty Deed dated December 30, 2005, Lake Holiday Country Club, Inc prematurely transferred title to Aqua Lake Holiday Utilities, Inc.; and

WHEREAS, state and county taxes in the total amount of \$33.83 were paid at the time of recordation; and

WHEREAS, as evidenced by their signatures hereto, the Grantor and Grantee desire to return title to the property to the Grantee by recording this Deed of Correction and Return of Ownership;

NOW, THEREFORE, Grantor hereby grants, returns and conveys, with Special Warranty of Title, unto Grantee, its successors in interest and assigns, the real property located in Frederick County, Virginia, as more particularly described on Exhibit A attached hereto, and made a part hereof.

**TO HAVE AND HOLD** all of the aforesaid real property (the "Real Property") unto the use and benefit of Grantee, its heirs, successors in interest and assigns, in fee simple forever as though the premature transfer never occurred.

This conveyance is made subject to all easements, rights-of-way, restrictions and conditions recorded in the deeds forming the chain of title to the above property.

56

Grantor covenants that it is currently the owner of record and as such has the right to convey the Real Property to Grantee and that Grantor will execute such further assurances of the Real Property as may be requisite.

IN WITNESS WHEREOF, the Grantor and Grantee have executed, sealed and delivered this Deed of Correction and Return of Ownership as of the day and date first written above.

AQUA LAKE HOLIDAY UTILITIES, INC.

By: Mark J. Kropilak (SEAL)  
Name: Mark J. Kropilak  
Title: Vice President

LAKE HOLIDAY COUNTRY CLUB, INC.

By: Christopher Allison (SEAL)  
Christopher Allison,  
President

COMMONWEALTH OF <sup>Pennsylvania</sup> ~~VIRGINIA~~:  
COUNTY OF Montgomery: ss:

On this 13<sup>th</sup> day of March, 2006, before me, the undersigned Notary Public, personally appeared Mark J. Kropilak, a person known to me or a person who provided sufficient identification to me to prove that he is the same person whose name is signed to the foregoing Deed of Correction and Return of Ownership as Vice President, and authorized agent of Aqua Lake Holiday Utilities, Inc. and acknowledged the same to be the act and deed of the Grantor.

Given under my hand this 13<sup>th</sup> day of March, 2006.

Maria Gordiany  
Notary Public

My Commission Expires: 7/11/09

COMMONWEALTH OF PENNSYLVANIA  
Notarial Seal  
Maria Gordiany, Notary Public  
Lower Merion Twp., Montgomery County  
My Commission Expires July 11, 2009  
Member, Pennsylvania Association of Notaries

0057

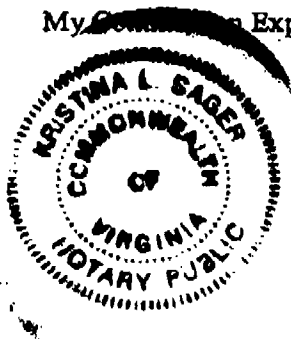
COMMONWEALTH OF VIRGINIA:  
COUNTY OF Frederick : ss:

On this 23 day of March 2006, before me, the undersigned Notary Public, personally appeared Christopher Allison, a person known to me or a person who provided sufficient identification to me to prove that he is the same Christopher Allison, whose name is signed to the foregoing Deed of Correction and Return of Ownership as President, and authorized agent of Lake Holiday Country Club, Inc. and acknowledged the same to be the act and deed of the Grantee.

Given under my hand this 23 day of March, 2006.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: 9/30/2009



THIS DEED WAS PREPARED WITHOUT  
BENEFIT OF A TITLE SEARCH



**EXHIBIT A  
LEGAL DESCRIPTION**

0058

**PARCEL 1**

All of that certain lot or parcel of land, lying and being situate about one mile West of Cross Junction in Gainesboro Magisterial District, Frederick County, Virginia, and more particularly described as Lot 173A, Section 2 of Lake Holiday Estates, the Deed of Dedication and Plats of which are of record in the Clerk's Office of the Circuit Court of Frederick County, Virginia in Deed Book 376, at Page 190.

AND BEING the same property conveyed to Aqua Lake Holiday Utilities, Inc. by Deed dated December 30, 2005 and recorded January 23, 2006 as Instrument Number 060001399 pages 0023 through 0025 among the land records of Frederick County, Virginia.

K:\19419984\00003\060228 Special Warranty Deed 2.doc

VIRGINIA: FREDERICK COUNTY, SCT.

This instrument of writing was produced to me on

3-28-06 at 10:31 A.M.

and with certificate of acknowledgement thereto annexed was admitted to record. Tax imposed by Sec. 58.1-602 of

§ MT, and 58.1-601 have been paid, if assessable

*Rebecca P. Hagan*, Clerk