

160020742

Prepared by and return to:
Geddy, Harris, Franck & Hickman, L.L.P.
Andrew M. Franck (VSB #48293)
1177 Jamestown Road
Williamsburg, Virginia 23185

Parcel Numbers:
3630100020
3630100019
3640100017
3640100018
3630100021
3630200001C
3640100024
3640100022

Consideration: \$4,225,000.00
Assessed Value: \$5,944,100.00

TRUSTEE'S DEED

THIS DEED is made this 15th day of November, 2016, by and between GHFH CORPORATION, a Virginia corporation which has a mailing address of 1177 Jamestown Road, Williamsburg, Virginia 23185, Trustee, hereinafter referred to as Grantor, foreclosing the interests of WILLIAMSBURG NATIONAL, LLC, referred to as Grantor for indexing purposes only, and WNGC, LLC, a Virginia limited liability company, hereinafter referred to as Grantee, which has a business mailing address of 4029 Ironbound Road, Suite 300, Williamsburg, Virginia 23188.

WITNESSETH

WHEREAS, by a First Deed of Trust and Security Agreement (the "Deed of Trust") dated August 10, 2012 and recorded on August 10, 2012 in the Clerk's Office of the Circuit Court for the City of Williamsburg and County of James City, Virginia (the "Clerk's Office") as James City County Instrument No. 120016649, Williamsburg National, LLC, conveyed the property hereinafter described to GHFH Corporation, Trustee, in trust to secure unto Bush Construction Corporation, a Virginia corporation, Hunter S. Vermillion, Trustee of the Hunter S. Vermillion Revocable Trust Under Agreement dated March 21, 2007, as amended, and Larry R. McCardle, Trustee of the Larry R. McCardle Trust Under Agreement dated June 23, 2004, as amended, and Larry R. McCardle, Trustee of the Emily P. McCardle Trust Under Agreement dated June 23, 2004, as amended, (collectively, the "Original Lenders") the payment of a certain indebtedness therein described, and

WHEREAS, the Deed of Trust was modified in certain respects by a First Deed of Trust Modification dated June 9, 2014 made by Williamsburg National, LLC, the Original Lenders, and GHFH Corporation, Trustee, which was recorded in the Clerk's Office on July 11, 2014 as James City County Instrument No. 140011211; and

WHEREAS, as evidenced by a Certificate of Transfer executed July 10, 2016 and recorded in the Clerk's Office as James City County Instrument No. 160012576, the Original Lenders assigned their interests in the obligations secured by the Deed of Trust to WNGC, LLC; and

WHEREAS, the Deed of Trust provides for sale of certain real property hereinafter described in the event of default in the payment of said indebtedness or in the event of a breach of the covenants and conditions contained in the notes or the Deed of Trust; and

WHEREAS, default was made in the payment of the indebtedness secured by the Deed of Trust, and WNGC, LLC, the holder of the notes evidencing said indebtedness, in accordance with the provisions of said notes and the Deed of Trust requested GHFH Corporation, Trustee, to advertise and sell the property conveyed by the Deed of Trust pursuant the terms thereof; and

WHEREAS, GHFH Corporation, Trustee, Grantor, in accordance with the provisions of the Deed of Trust, having first given written notice of such sale by certified mail, return receipt requested, and by regular first class mail, postage prepaid, to the owner of the property and those obligated on the underlying notes, and to any subordinate lienholders, at their last known addresses more than fourteen days before the date of the sale as required by statute, and further having given written notice to the appropriate Internal Revenue Service official in accordance with 26 U.S.C. §7425 and the regulations promulgated thereunder at the address specified therein by certified mail, return receipt requested, not less than twenty-five days prior to the date of sale, and after having first advertised the time, place, and terms of sale once a week for two successive weeks on October 29, 2016 and November 5, 2016 in *The Virginia Gazette*, a newspaper having a general circulation in the County of James City, Virginia, did offer the property hereinafter described for sale at public auction to the highest bidder at the front doors of the Courthouse for the City of Williamsburg and County of James City located at 5201 Monticello Avenue, Williamsburg, Virginia, on November 10, 2016 at 10:00 a.m.; and

WHEREAS, at said sale WNGC, LLC became the purchaser of the Property hereinafter described together with associated personal property described in the Deed of Trust and conveyed by separate bill of sale at the price of Four Million Two Hundred Twenty-Five Thousand and 00/100 Dollars (\$4,225,000.00), that being the last and highest bid received.

NOW, THEREFORE, IN CONSIDERATION of the premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, GHFH Corporation, Trustee, does hereby grant and convey with Special Warranty of Title unto WNGC, LLC, Grantee, all of the property described in Exhibit A hereto.

WITNESS the following signature and seal:

GHFH CORPORATION,
Trustee

By: *Vernon M. Geddy, III*
Vernon M. Geddy, III, president

COMMONWEALTH OF VIRGINIA
CITY OF WILLIAMSBURG, to-wit:

The foregoing deed was acknowledged before me this 15th day of November, 2016, by Vernon M. Geddy, III, president of GHFH Corporation on behalf of the corporation.

Susan Stroup
NOTARY PUBLIC

My commission expires: 31 October 2020

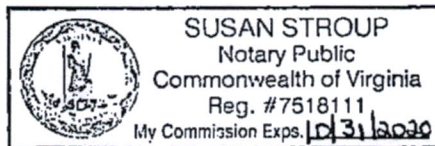


EXHIBIT A

All those certain tracts, pieces or parcels of land, with the buildings and improvements thereon, situate, lying and being in the County of James City, Virginia, Berkeley District, and being described as follows:

PARCEL D: TAX I.D. #3630100020/RPC #16298

PARCEL C: TAX I.D. #3630100019/RPC #16297

All those certain tracts, pieces or parcels of land, with all improvements thereon, lying and being in the County of James City, Virginia, known and designated as Parcels D, C, B and A, as shown on plat entitled "BOUNDARY LINE ADJUSTMENT LEGACY (GREENSPRINGS) LIMITED PARTNERSHIP, A VIRGINIA LIMITED PARTNERSHIP AT GREENSPRINGS BEING A SUBDIVISION OF PROPERTY OF GREENSPRINGS PLANTATION, INC.," dated March 8, 1999, prepared by Langley and McDonald, P.C., and recorded in the Office of the Clerk for the Circuit Court of James City County, Virginia, as Document #990005355 in Plat Book 72, pages 27-30, to which reference is hereby made for a more particular description of the property.

PARCEL E: TAX I.D.#3640100017/RPC#16301

PARCEL F AND G: TAX I.D.#3640100018/RPC#16302

PARCEL H: TAX I.D.#3630100021/RPC#16299

All those certain tracts, pieces or parcels of land, with all improvements thereon, lying and being in the County of James City, Virginia, known and designated as Parcels E, F, G and H, as shown on plat entitled "LEGACY GOLF LINKS AT GREENSPRINGS BEING A SUBDIVISION OF PROPERTY OF GREENSPRINGS PLANTATION, INC.," dated February 18, 1994, prepared by Langley and McDonald, P.C., and recorded in the Office of the Clerk for the Circuit Court of James City County, Virginia, in Plat Book 58, pages 96-102, inclusive, to which reference is hereby made for a more particular description of the property.

PARCEL 1: TAX I.D. #3630200001C/RPC#24348 (INCLUDES PARCELS B AND A)

PARCEL 2: TAX I.D. #3640100024 /RPC#28901

PARCEL 3: TAX I.D.#3640100022 /RPC#23796

All those certain tracts, pieces or parcels of land, with all improvements thereon, lying and being in the County of James City, Virginia, known and designated as Parcel 1, Parcel 2 and Parcel 3, as shown on plat entitled, "PLAT OF BOUNDARY LINE ADJUSTMENT AND NATURAL OPEN SPACE EASEMENTS PREPARED FOR WILLIAMSBURG NATIONAL, L.L.C., dated October 7, 2004, prepared by AES Consulting Engineers and recorded in the Office of the Clerk for the Circuit Court of James City County, Virginia, as Document #050008879, to which reference is hereby made for a more particular description of the property.

Together with the easements granted by that certain Deed of Bargain and Sale, Easement and Reservation Agreement recorded in Deed Book 678, page 175, as amended by that certain Correction and Amendment Agreement recorded as Document #990024309, and as more fully defined by that certain Omnibus Corrective Amendment and Assignment and Assumption Agreement recorded as Document #990005544 in the aforesaid Clerk's Office.

Further together with all rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject to easements, restrictions, covenants, and conditions of record contained in duly recorded deeds, plats and other instruments constituting actual or constructive notice in the chain of title to the property hereby conveyed, which have not expired or have otherwise become ineffective, to the extent any of the foregoing take or took priority over the Deed of Trust.

INSTRUMENT 160020742
RECORDED IN THE CLERK'S OFFICE OF
WILLIAMSBURG/JAMES CITY COUNTY ON
November 15, 2016 AT 01:09 PM
\$5944.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$2972.25 LOCAL: \$2972.25
REGIONAL CONGESTION RELIEF: \$0
MONA A. FOLEY, CLERK
RECORDED BY: AXS