

Curphey & Badger PA
c/o Robert H. Pearsall, Jr., Esq.
Law Office of Robert H. Pearsall, Jr.
PO Box 29935, Henrico, VA 23242
804.873.9288
VA Bar#: 28647

ASMT - 109,000

Return to: OS NATIONAL, LLC
2160 Satellite Blvd.
Ste. 160
Duluth, GA 30097

Mail tax statements to:
The Beverley Group, LLC
649 South Atlantic Avenue
Virginia Beach, VA 23451

15: 7102

Order #: OSLAW-21529

Title Insurer: *Chicago Title*

WARRANTY DEED

M-1055
This warranty deed is made this *14* day of *April*, 2015, by OM & OM MANAGEMENT CORPORATION, whose address 3325 Florida Avenue, Richmond, VA 23222, as Grantor, and THE BEVERLEY GROUP, LLC, a Virginia LLC, whose address is 649 South Atlantic Avenue, Virginia Beach, VA 23451, as Grantees.

WITNESSETH:

That for and in consideration of the sum of \$ *80,000.00* and no other valuable considerations, receipt whereof is hereby acknowledged, Grantor hereby grants, bargains, sells, assigns, remise, releases, conveys and confirms with warranty and English covenants of title, unto the Grantees, in fee simple, all that certain land, the following described property, located in the City of Richmond, State of Virginia (the "Property"):

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

This conveyance is made subject to the easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

OM & OM MANAGEMENT CORPORATION

Ravi Prasad
RAVI PRASAD, President

STATE OF Virginia
COUNTY OF Stafford

The foregoing Warranty Deed was acknowledged before me this 14 day of April, 2015, by RAVI PRASAD, President For: OM & OM MANAGEMENT CORPORATION.



Deborah S Birk
Notary Public
My Commission Expires: 9-30-18
Deborah S Birk
Printed Name

No title search was performed on the subject property by the preparer. The preparer of this deed makes no representation as to the status of the title, nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

File #: OSLAW-21529

ALL THAT LOT OF LAND IN THE CITY OF RICHMOND, VIRGINIA, WITH THE IMPROVEMENTS THEREON NO. 3325 FLORIDA AVENUE, RICHMOND, VIRGINIA 23222, AND ALL OTHER IMPROVEMENTS THEREON AND APPURTENANCES THERETO BELONGING, DESIGNATED AS LOTS. NO. 12 AND 13, IN SQUARE 20 ON THE PLAN OF HIGHLAND PARK, PLAT BOOK 6, PAGE 86, CLERK'S OFFICE OF HENRICO CIRCUIT COURT, AND BOUNDED AS FOLLOWS; TO WHICH REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID LOT.

BEGINNING AT THE SOUTHEASTERN INTERSECTION OF FLORIDA AVENUE AND MILTON STREET THENCE RUNNING SOUTHWARDLY ALONG THE EASTERN LINE OF FLORIDA AVENUE AND FRONTING THEREON SEVENTY FEET (70) AND FROM SAID FRONT EXTENDING BACK EASTWARDLY BETWEEN PARALLEL LINES, THE NORTHERN OF WHICH IS THE SOUTHERN LINE OF MILTON STREET, ONE HUNDRED AND FORTY (140) FEET TO AN ALLEY IN THE REAR TWENTY (20) FEET WIDE.

Parcel #: N0001264⁰²⁴~~042~~

Property Address: 3325 Florida Avenue, Richmond, VA 23222

INSTRUMENT #150007102
RECORDED IN THE CLERK'S OFFICE OF
CITY OF RICHMOND ON
APRIL 29, 2015 AT 10:55AM
\$109.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$54.50 LOCAL: \$54.50

EDWARD F. JEWETT, CLERK
RECORDED BY: JRO