



# County of Fairfax, Virginia

To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County

January 15, 2020

CERTIFIED MAIL

Heritage Square Homes Association  
Attn: John Morrissey  
6021 Liberty Bell Court  
Burke, VA 22015

Reference: Project 2G40-087-003 – Burke Road – Aplomado Drive to Parakeet Drive  
Tax Map Number: 078-4-12-0000-A

Dear Property Owner,

The Board of Supervisors of Fairfax County, Virginia, has approved this project. In accordance with Section 25.1-204(B) of the Code of Virginia, as amended, the County hereby certifies that it has reviewed the acquisition of the land rights stated below and finds it to be in compliance with Section 1-219.1 of the Code of Virginia, as amended.

A title examination has listed Heritage Square Homes Association as the legal owner of this property. A copy of the title abstract report is enclosed.

This project consists of the realignment of Burke Road to eliminate the hazardous curve between Heritage Square Drive and Mill Cove Court and includes replacement of the existing storm drainage pipe at the stream crossing, improving both safety and sight distance, while minimizing roadway flooding. This project also includes the installation of ADA-compliant ramps, pedestrian sidewalk, asphalt trail, and a connection to the existing Liberty Bell trail along the project length of Burke Road from Aplomado Drive to Parakeet Drive.

The construction of these improvements requires the following land rights across your property, as shown on the plat(s) attached to the enclosed agreement(s):

Deed of Dedication and Conveyance  
Storm Drainage Easement  
Grading Agreement and Temporary Construction Easement

Pursuant to Virginia Code § 25.1-417, the value of the property (land rights) being acquired can be based on assessment records or other objective evidence if this value is less than \$10,000. Therefore, based on a determination of the value of the land rights needed utilizing assessment records and other objective evidence as summarized on the enclosed document, I hereby make the following bona fide offer:

THREE THOUSAND SIX HUNDRED TEN DOLLARS (\$3,610.00)

This offer constitutes total compensation for the required land rights, including trees, shrubbery, and landscaping, if any. Any questions you may have regarding this information should be directed to my attention.

Department of Public Works and Environmental Services  
Land Acquisition Division

12000 Government Center Parkway, Suite 449  
Fairfax, VA 22035

Phone: 703-324-5090, TTY 711, Fax: 703-631-0842  
[www.fairfaxcounty.gov/publicworks](http://www.fairfaxcounty.gov/publicworks)



Please sign and have your signature(s) notarized on one copy of the enclosed agreement(s) by those holding an interest in the property and return the executed agreement(s) to this office for recordation. A self-addressed, stamped return envelope is enclosed for your convenience. The extra copy of the agreement(s) is for your records.

Upon receipt of the properly executed agreement(s) a check in the stated amount will be requested from the Department of Finance. Delinquent real estate taxes (if any) may be paid from the proceeds for the land rights acquired. To process the payment request, the Department of Finance requires the enclosed Request for Taxpayer Identification Number and Certification (W-9) form be completed and signed. The form must be returned to this office with the executed agreement(s).

In order to control project costs and stay on schedule, it is very important that you return the signed agreement(s) as soon as possible. Your cooperation in this matter is greatly appreciated. If I can be of further assistance or provide notary services, please email or call me.

Sincerely,



Beth H. Shubert, Senior Right-of-Way Agent  
Office: 703-324-5096  
Email: [beth.shubert@fairfaxcounty.gov](mailto:beth.shubert@fairfaxcounty.gov)

Enclosure(s): As Stated



Tax Map Number  
078-4-12-0000-A

**DEED OF DEDICATION AND CONVEYANCE AND**  
**STORM DRAINAGE EASEMENT AND**  
**GRADING AGREEMENT AND TEMPORARY CONSTRUCTION EASEMENT**

THIS DEED OF DEDICATION AND CONVEYANCE, made this \_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_, by and between HERITAGE SQUARE HOMES  
ASSOCIATION, a Virginia non-stock corporation, Grantor, hereinafter called "Owner"  
and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body  
corporate and politic, Grantee, hereinafter called "County".

**W I T N E S S E T H:**

WHEREAS, the Owner is the owner of that lot or parcel in Fairfax County,  
Virginia, identified by Tax Map Number 078-4-12-0000-A, and being the land acquired  
by Owner by deed recorded in Deed Book 3647, at Page 682, among the land records of  
Fairfax County, Virginia, more particularly described in said deed; and

WHEREAS, the County has declared the necessity to acquire all or part of the  
said land for public use, in connection with the improvement of Burke Rd. Realignment –  
Aplomado Dr. to Parakeet Dr., pursuant to the plans and specifications of Project 2G40-  
087-003, as approved by the County as shown and described as “Plat Showing Dedication  
for Public Street Purposes, Storm Drainage Easement, and Grading Agreement and  
Temporary Construction Easement through Parcel “A” Section One Heritage Square  
D.B. 3647, PG. 658 Property being in the name of HERITAGE SQUARE HOMES  
ASSOCIATION D.B. 3647, PG. 682” on the plat prepared by Rinker Design Associates,  
P.C. dated 12/18/19 and sealed on 12/18/19 attached hereto and incorporated herein.

(BOX 15)

Land Acquisition Division  
4<sup>th</sup> Floor, Suite 449  
12000 Government Center Parkway  
Fairfax, VA 22035

PREPARED BY /RETURN TO:

**NOW, THEREFORE, that for and in consideration of the sum of Ten Dollars (\$10.00), and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged,**

**I. The Owner does hereby dedicate for public street purposes and does further convey unto the County, in fee simple, that portion of the said land that is shown and described as "Hereby Dedicated to Fairfax County for Public Street Purposes" on said Plat (the "Released Land").**

**II. The Owner does hereby grant and convey unto the County, its successors and assigns, a Storm Drainage Easement and right-of-way for the purpose of constructing, operating, maintaining, adding to or altering present or future storm drainage facilities, sewers and appurtenances for the collection of storm water drainage and its transmission on, through and across the property of the Owner, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described on said plat. Said easement is subject to the following terms and conditions:**

**1. All storm drainage and appurtenant facilities which are installed in the easement and right-of-way shall be and remain the property of the County, its successors and assigns.**

**2. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of reasonable access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance,**



and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

3. The County, its agents or assigns, shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction, operation, maintenance or enjoyment of said drainage facilities; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the replacement of structures, trees or other obstructions located within said easement.

4. The Owner reserves the right to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed, or interfere with the use of said easement by the County for the purposes named; provided however, that no use or improvements shall be made in the easement without obtaining the prior written approval of the Director of the Department of Public Works and Environmental Services, and no use shall be made which shall interfere with the natural drainage.

III. The Owner does hereby grant and convey unto the County, its successors and assigns, a Grading Agreement and Temporary Construction Easement and right-of-way for the purpose of establishing new grade or topography and performing construction work and related activities on, through, and across the property of the Owner, located in Fairfax County, Virginia, said property and easement being more particularly bounded and described on said plat. Said easement is subject to the following terms and conditions:

1. The County, its agents or assigns, shall have full and free use of the said

1. The County, its agents or assigns, shall have full and free use of the said easement and right-of-way for the purposes named, and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement and right-of-way, including the right of access to and from the right-of-way, and the right to use land adjoining the easement where necessary; provided, however, that this right to use adjoining land shall be exercised only during periods of actual surveying, construction, reconstruction or maintenance, and then only to the minimum extent reasonably necessary for such surveying, construction, reconstruction and maintenance, and further, this right shall not be construed to allow the County to erect any building, structure or facility of a permanent nature on such adjoining land.

2. The County, its agents or assigns shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions or facilities in or reasonably near the easement being conveyed, deemed by it to interfere with the proper and efficient construction and grading of the property; provided, however, that the County, at its own expense, shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the resetting of or the replacement of any existing fences, the replacement or transplanting of any shrubbery located within said easement and the seeding or sodding of the denuded areas, but not the restoration of the original grade or topography or the replacement of structures, trees or other obstructions located within said easement.

3. The Owner reserves the right to construct and maintain roadways over said easement and to make any use of the easement herein granted which may not be inconsistent with the rights herein conveyed or interfere with the use of said easement by the County for the purposes named; provided, however, that the Owner shall not erect any building or other structure, excepting a fence, on the easement without obtaining the



prior written approval of the Director of the Department of Public Works and Environmental Services.

4. This Grading Agreement and Temporary Construction Easement shall become null and void upon completion of the project.

**REMAINDER OF PAGE INTENTIONALLY LEFT BLANK**

WITNESS the following signatures and seals:

Heritage Square Homes Association, a  
Virginia non-stock corporation

\_\_\_\_\_(SEAL)  
John Morrissey, President

STATE OF \_\_\_\_\_:

COUNTY OF \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me by \_\_\_\_\_

John Morrissey, President, Heritage Square Homes Association, a Virginia

non-stock corporation

this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

Notary Registration Number: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_



**APPROVED AS TO FORM**

**COUNTY ATTORNEY**

\_\_\_\_\_  
**Assistant County Attorney**

**ACCEPTED** on behalf of the Board of Supervisors of Fairfax County,  
Virginia, by the authority granted by said Board.

\_\_\_\_\_  
**Julie B. Cline, Director**  
**Land Acquisition Division**

**STATE OF** \_\_\_\_\_:

**COUNTY OF** \_\_\_\_\_, to wit:

The foregoing instrument was acknowledged before me by \_\_\_\_\_

\_\_\_\_\_  
**Julie B. Cline, Director**

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

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

**Notary Registration Number:** \_\_\_\_\_

**My Commission Expires:** \_\_\_\_\_

# LAND RIGHTS VALUATION SUMMARY FOR PROPERTY OWNER

**Project Number:** 2G40-087-003  
**Project Name:** Burke Road - Aplomado Drive to Parakeet Drive  
**Parcel ID (Tax Map) No.:** 078-4-12-0000-A  
**Property Owner:** Heritage Square Homes Association  
**Property Address:** 6020 Liberty Bell Court  
**Zoning:** R-5  
**Land Area:** 181,859  
**Land Assessed Value:** \$0  
**Value per Square Foot:** \$2.00

Land Rights Needed	Area (SF)	Percent	Value
Deed of Dedication	558	100%	\$1,116.00
Storm Drainage Easement	1038	30%	\$622.80
Grading Agreement and Temp.	4318	10%	\$863.60
Construction Easement			\$0.00
			\$0.00
			\$0.00
			\$0.00

## Other Values

Contributory Value of Trees	\$1,000
	\$0
	\$0
	\$0

<b>Total Value</b>	<b>\$3,602.40</b>
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**Total Value Rounded**  
**\$3,610**

The value of Just Compensation indicated above for the land rights required on this property is in compliance with the Code of Virginia §25.1-417, as amended.

*B. Hsu*

Agent

*1/15/2020*

Date

**Value** calculated by multiplying **Value per Square Foot** times **Area (SF)** times **Percent**  
**Total Value** calculated by summing all values. **Total Value Rounded** up to nearest \$10.



## Request for Taxpayer Identification Number and Certification

**Give Form to the requester. Do not send to the IRS.**

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

**Print or type.**  
See **Specific Instructions** on page 3.

<p>1 Name (as shown on your income tax return). Name is required on this line; <b>do not leave this line blank.</b></p>	
<p>2 Business name/disregarded entity name, <b>if different from above</b></p>	
<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes.</p> <p> <input type="checkbox"/> Individual/sole proprietor or single-member LLC         <input type="checkbox"/> C Corporation         <input type="checkbox"/> S Corporation         <input type="checkbox"/> Partnership         <input type="checkbox"/> Trust/estate       </p> <p> <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____       </p> <p><b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p> <input type="checkbox"/> Other (see instructions) ► _____       </p>	
<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><i>(Applies to accounts maintained outside the U.S.)</i></p>	
<p>5 Address (number, street, and apt. or suite no.) See instructions.</p>	<p>Requester's name and address (optional)</p>
<p>6 City, state, and ZIP code</p>	
<p>7 List account number(s) here (optional)</p>	

## Part I Taxpayer Identification Number (TIN)

**Part I Taxpayer Identification Number (TIN)**  
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

**Note:** If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

**Social security number**

			-			-			
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or

**Employer identification number**

		-							
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## Part II Certification

Under penalties of perjury, I certify that:

- Under penalties of perjury, I certify that:
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
  2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
  3. I am a U.S. citizen or other U.S. person (defined below); and
  4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

**Sign  
Here**

Signature of U.S. person ►

Date ▶

## General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

*If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*



By signing the filled-out form, you:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct. See *What is FATCA reporting*, later, for further information.

**Note:** If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

**Definition of a U.S. person.** For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien;
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States;
- An estate (other than a foreign estate); or
- A domestic trust (as defined in Regulations section 301.7701-7).

**Special rules for partnerships.** Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

In the cases below, the following person must give Form W-9 to the partnership for purposes of establishing its U.S. status and avoiding withholding on its allocable share of net income from the partnership conducting a trade or business in the United States.

- In the case of a disregarded entity with a U.S. owner, the U.S. owner of the disregarded entity and not the entity;
- In the case of a grantor trust with a U.S. grantor or other U.S. owner, generally, the U.S. grantor or other U.S. owner of the grantor trust and not the trust; and
- In the case of a U.S. trust (other than a grantor trust), the U.S. trust (other than a grantor trust) and not the beneficiaries of the trust.

**Foreign person.** If you are a foreign person or the U.S. branch of a foreign bank that has elected to be treated as a U.S. person, do not use Form W-9. Instead, use the appropriate Form W-8 or Form 8233 (see Pub. 515, *Withholding of Tax on Nonresident Aliens and Foreign Entities*).

**Nonresident alien who becomes a resident alien.** Generally, only a nonresident alien individual may use the terms of a tax treaty to reduce or eliminate U.S. tax on certain types of income. However, most tax treaties contain a provision known as a "saving clause." Exceptions specified in the saving clause may permit an exemption from tax to continue for certain types of income even after the payee has otherwise become a U.S. resident alien for tax purposes.

If you are a U.S. resident alien who is relying on an exception contained in the saving clause of a tax treaty to claim an exemption from U.S. tax on certain types of income, you must attach a statement to Form W-9 that specifies the following five items.

1. The treaty country. Generally, this must be the same treaty under which you claimed exemption from tax as a nonresident alien.
2. The treaty article addressing the income.
3. The article number (or location) in the tax treaty that contains the saving clause and its exceptions.
4. The type and amount of income that qualifies for the exemption from tax.
5. Sufficient facts to justify the exemption from tax under the terms of the treaty article.

**Example.** Article 20 of the U.S.-China income tax treaty allows an exemption from tax for scholarship income received by a Chinese student temporarily present in the United States. Under U.S. law, this student will become a resident alien for tax purposes if his or her stay in the United States exceeds 5 calendar years. However, paragraph 2 of the first Protocol to the U.S.-China treaty (dated April 30, 1984) allows the provisions of Article 20 to continue to apply even after the Chinese student becomes a resident alien of the United States. A Chinese student who qualifies for this exception (under paragraph 2 of the first protocol) and is relying on this exception to claim an exemption from tax on his or her scholarship or fellowship income would attach to Form W-9 a statement that includes the information described above to support that exemption.

If you are a nonresident alien or a foreign entity, give the requester the appropriate completed Form W-8 or Form 8233.

## Backup Withholding

**What is backup withholding?** Persons making certain payments to you must under certain conditions withhold and pay to the IRS 24% of such payments. This is called "backup withholding." Payments that may be subject to backup withholding include interest, tax-exempt interest, dividends, broker and barter exchange transactions, rents, royalties, nonemployee pay, payments made in settlement of payment card and third party network transactions, and certain payments from fishing boat operators. Real estate transactions are not subject to backup withholding.

You will not be subject to backup withholding on payments you receive if you give the requester your correct TIN, make the proper certifications, and report all your taxable interest and dividends on your tax return.

**Payments you receive will be subject to backup withholding if:**

1. You do not furnish your TIN to the requester,
2. You do not certify your TIN when required (see the instructions for Part II for details),
3. The IRS tells the requester that you furnished an incorrect TIN,
4. The IRS tells you that you are subject to backup withholding because you did not report all your interest and dividends on your tax return (for reportable interest and dividends only), or
5. You do not certify to the requester that you are not subject to backup withholding under 4 above (for reportable interest and dividend accounts opened after 1983 only).

Certain payees and payments are exempt from backup withholding. See *Exempt payee code*, later, and the separate Instructions for the Requester of Form W-9 for more information.

Also see *Special rules for partnerships*, earlier.

## What is FATCA Reporting?

The Foreign Account Tax Compliance Act (FATCA) requires a participating foreign financial institution to report all United States account holders that are specified United States persons. Certain payees are exempt from FATCA reporting. See *Exemption from FATCA reporting code*, later, and the Instructions for the Requester of Form W-9 for more information.

## Updating Your Information

You must provide updated information to any person to whom you claimed to be an exempt payee if you are no longer an exempt payee and anticipate receiving reportable payments in the future from this person. For example, you may need to provide updated information if you are a C corporation that elects to be an S corporation, or if you no longer are tax exempt. In addition, you must furnish a new Form W-9 if the name or TIN changes for the account; for example, if the grantor of a grantor trust dies.

## Penalties

**Failure to furnish TIN.** If you fail to furnish your correct TIN to a requester, you are subject to a penalty of \$50 for each such failure unless your failure is due to reasonable cause and not to willful neglect.

**Civil penalty for false information with respect to withholding.** If you make a false statement with no reasonable basis that results in no backup withholding, you are subject to a \$500 penalty.



**Criminal penalty for falsifying information.** Willfully falsifying certifications or affirmations may subject you to criminal penalties including fines and/or imprisonment.

**Misuse of TINs.** If the requester discloses or uses TINs in violation of federal law, the requester may be subject to civil and criminal penalties.

## Specific Instructions

### Line 1

You must enter one of the following on this line; **do not** leave this line blank. The name should match the name on your tax return.

If this Form W-9 is for a joint account (other than an account maintained by a foreign financial institution (FFI)), list first, and then circle, the name of the person or entity whose number you entered in Part I of Form W-9. If you are providing Form W-9 to an FFI to document a joint account, each holder of the account that is a U.S. person must provide a Form W-9.

**a. Individual.** Generally, enter the name shown on your tax return. If you have changed your last name without informing the Social Security Administration (SSA) of the name change, enter your first name, the last name as shown on your social security card, and your new last name.

**Note: ITIN applicant:** Enter your individual name as it was entered on your Form W-7 application, line 1a. This should also be the same as the name you entered on the Form 1040/1040A/1040EZ you filed with your application.

**b. Sole proprietor or single-member LLC.** Enter your individual name as shown on your 1040/1040A/1040EZ on line 1. You may enter your business, trade, or "doing business as" (DBA) name on line 2.

**c. Partnership, LLC that is not a single-member LLC, C corporation, or S corporation.** Enter the entity's name as shown on the entity's tax return on line 1 and any business, trade, or DBA name on line 2.

**d. Other entities.** Enter your name as shown on required U.S. federal tax documents on line 1. This name should match the name shown on the charter or other legal document creating the entity. You may enter any business, trade, or DBA name on line 2.

**e. Disregarded entity.** For U.S. federal tax purposes, an entity that is disregarded as an entity separate from its owner is treated as a "disregarded entity." See Regulations section 301.7701-2(c)(2)(iii). Enter the owner's name on line 1. The name of the entity entered on line 1 should never be a disregarded entity. The name on line 1 should be the name shown on the income tax return on which the income should be reported. For example, if a foreign LLC that is treated as a disregarded entity for U.S. federal tax purposes has a single owner that is a U.S. person, the U.S. owner's name is required to be provided on line 1. If the direct owner of the entity is also a disregarded entity, enter the first owner that is not disregarded for federal tax purposes. Enter the disregarded entity's name on line 2, "Business name/disregarded entity name." If the owner of the disregarded entity is a foreign person, the owner must complete an appropriate Form W-8 instead of a Form W-9. This is the case even if the foreign person has a U.S. TIN.

### Line 2

If you have a business name, trade name, DBA name, or disregarded entity name, you may enter it on line 2.

### Line 3

Check the appropriate box on line 3 for the U.S. federal tax classification of the person whose name is entered on line 1. Check only one box on line 3.

IF the entity/person on line 1 is a(n) . . .	THEN check the box for . . .
• Corporation	Corporation
• Individual • Sole proprietorship, or • Single-member limited liability company (LLC) owned by an individual and disregarded for U.S. federal tax purposes.	Individual/sole proprietor or single-member LLC
• LLC treated as a partnership for U.S. federal tax purposes, • LLC that has filed Form 8832 or 2553 to be taxed as a corporation, or • LLC that is disregarded as an entity separate from its owner but the owner is another LLC that is not disregarded for U.S. federal tax purposes.	Limited liability company and enter the appropriate tax classification. (P= Partnership; C= C corporation; or S= S corporation)
• Partnership	Partnership
• Trust/estate	Trust/estate

### Line 4, Exemptions

If you are exempt from backup withholding and/or FATCA reporting, enter in the appropriate space on line 4 any code(s) that may apply to you.

#### Exempt payee code.

- Generally, individuals (including sole proprietors) are not exempt from backup withholding.
- Except as provided below, corporations are exempt from backup withholding for certain payments, including interest and dividends.
- Corporations are not exempt from backup withholding for payments made in settlement of payment card or third party network transactions.
- Corporations are not exempt from backup withholding with respect to attorneys' fees or gross proceeds paid to attorneys, and corporations that provide medical or health care services are not exempt with respect to payments reportable on Form 1099-MISC.

The following codes identify payees that are exempt from backup withholding. Enter the appropriate code in the space in line 4.

- 1—An organization exempt from tax under section 501(a), any IRA, or a custodial account under section 403(b)(7) if the account satisfies the requirements of section 401(f)(2)
- 2—The United States or any of its agencies or instrumentalities
- 3—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities
- 4—A foreign government or any of its political subdivisions, agencies, or instrumentalities
- 5—A corporation
- 6—A dealer in securities or commodities required to register in the United States, the District of Columbia, or a U.S. commonwealth or possession
- 7—A futures commission merchant registered with the Commodity Futures Trading Commission
- 8—A real estate investment trust
- 9—An entity registered at all times during the tax year under the Investment Company Act of 1940
- 10—A common trust fund operated by a bank under section 584(a)
- 11—A financial institution
- 12—A middleman known in the investment community as a nominee or custodian
- 13—A trust exempt from tax under section 664 or described in section 4947



The following chart shows types of payments that may be exempt from backup withholding. The chart applies to the exempt payees listed above, 1 through 13.

IF the payment is for . . .	THEN the payment is exempt for . . .
Interest and dividend payments	All exempt payees except for 7
Broker transactions	Exempt payees 1 through 4 and 6 through 11 and all C corporations. S corporations must not enter an exempt payee code because they are exempt only for sales of noncovered securities acquired prior to 2012.
Barter exchange transactions and patronage dividends	Exempt payees 1 through 4
Payments over \$600 required to be reported and direct sales over \$5,000 <sup>1</sup>	Generally, exempt payees 1 through 5 <sup>2</sup>
Payments made in settlement of payment card or third party network transactions	Exempt payees 1 through 4

<sup>1</sup> See Form 1099-MISC, Miscellaneous Income, and its instructions.

<sup>2</sup> However, the following payments made to a corporation and reportable on Form 1099-MISC are not exempt from backup withholding: medical and health care payments, attorneys' fees, gross proceeds paid to an attorney reportable under section 6045(f), and payments for services paid by a federal executive agency.

**Exemption from FATCA reporting code.** The following codes identify payees that are exempt from reporting under FATCA. These codes apply to persons submitting this form for accounts maintained outside of the United States by certain foreign financial institutions. Therefore, if you are only submitting this form for an account you hold in the United States, you may leave this field blank. Consult with the person requesting this form if you are uncertain if the financial institution is subject to these requirements. A requester may indicate that a code is not required by providing you with a Form W-9 with "Not Applicable" (or any similar indication) written or printed on the line for a FATCA exemption code.

A—An organization exempt from tax under section 501(a) or any individual retirement plan as defined in section 7701(a)(37)

B—The United States or any of its agencies or instrumentalities

C—A state, the District of Columbia, a U.S. commonwealth or possession, or any of their political subdivisions or instrumentalities

D—A corporation the stock of which is regularly traded on one or more established securities markets, as described in Regulations section 1.1472-1(c)(1)(i)

E—A corporation that is a member of the same expanded affiliated group as a corporation described in Regulations section 1.1472-1(c)(1)(i)

F—A dealer in securities, commodities, or derivative financial instruments (including notional principal contracts, futures, forwards, and options) that is registered as such under the laws of the United States or any state

G—A real estate investment trust

H—A regulated investment company as defined in section 851 or an entity registered at all times during the tax year under the Investment Company Act of 1940

I—A common trust fund as defined in section 584(a)

J—A bank as defined in section 581

K—A broker

L—A trust exempt from tax under section 664 or described in section 4947(a)(1)

M—A tax exempt trust under a section 403(b) plan or section 457(g) plan

**Note:** You may wish to consult with the financial institution requesting this form to determine whether the FATCA code and/or exempt payee code should be completed.

## Line 5

Enter your address (number, street, and apartment or suite number). This is where the requester of this Form W-9 will mail your information returns. If this address differs from the one the requester already has on file, write NEW at the top. If a new address is provided, there is still a chance the old address will be used until the payor changes your address in their records.

## Line 6

Enter your city, state, and ZIP code.

## Part I. Taxpayer Identification Number (TIN)

**Enter your TIN in the appropriate box.** If you are a resident alien and you do not have and are not eligible to get an SSN, your TIN is your IRS individual taxpayer identification number (ITIN). Enter it in the social security number box. If you do not have an ITIN, see *How to get a TIN* below.

If you are a sole proprietor and you have an EIN, you may enter either your SSN or EIN.

If you are a single-member LLC that is disregarded as an entity separate from its owner, enter the owner's SSN (or EIN, if the owner has one). Do not enter the disregarded entity's EIN. If the LLC is classified as a corporation or partnership, enter the entity's EIN.

**Note:** See *What Name and Number To Give the Requester*, later, for further clarification of name and TIN combinations.

**How to get a TIN.** If you do not have a TIN, apply for one immediately. To apply for an SSN, get Form SS-5, Application for a Social Security Card, from your local SSA office or get this form online at [www.SSA.gov](http://www.SSA.gov). You may also get this form by calling 1-800-772-1213. Use Form W-7, Application for IRS Individual Taxpayer Identification Number, to apply for an ITIN, or Form SS-4, Application for Employer Identification Number, to apply for an EIN. You can apply for an EIN online by accessing the IRS website at [www.irs.gov/Businesses](http://www.irs.gov/Businesses) and clicking on Employer Identification Number (EIN) under Starting a Business. Go to [www.irs.gov/Forms](http://www.irs.gov/Forms) to view, download, or print Form W-7 and/or Form SS-4. Or, you can go to [www.irs.gov/OrderForms](http://www.irs.gov/OrderForms) to place an order and have Form W-7 and/or SS-4 mailed to you within 10 business days.

If you are asked to complete Form W-9 but do not have a TIN, apply for a TIN and write "Applied For" in the space for the TIN, sign and date the form, and give it to the requester. For interest and dividend payments, and certain payments made with respect to readily tradable instruments, generally you will have 60 days to get a TIN and give it to the requester before you are subject to backup withholding on payments. The 60-day rule does not apply to other types of payments. You will be subject to backup withholding on all such payments until you provide your TIN to the requester.

**Note:** Entering "Applied For" means that you have already applied for a TIN or that you intend to apply for one soon.

**Caution:** A disregarded U.S. entity that has a foreign owner must use the appropriate Form W-8.

## Part II. Certification

To establish to the withholding agent that you are a U.S. person, or resident alien, sign Form W-9. You may be requested to sign by the withholding agent even if item 1, 4, or 5 below indicates otherwise.

For a joint account, only the person whose TIN is shown in Part I should sign (when required). In the case of a disregarded entity, the person identified on line 1 must sign. Exempt payees, see *Exempt payee code*, earlier.

**Signature requirements.** Complete the certification as indicated in items 1 through 5 below.



**1. Interest, dividend, and barter exchange accounts opened before 1984 and broker accounts considered active during 1983.** You must give your correct TIN, but you do not have to sign the certification.

**2. Interest, dividend, broker, and barter exchange accounts opened after 1983 and broker accounts considered inactive during 1983.** You must sign the certification or backup withholding will apply. If you are subject to backup withholding and you are merely providing your correct TIN to the requester, you must cross out item 2 in the certification before signing the form.

**3. Real estate transactions.** You must sign the certification. You may cross out item 2 of the certification.

**4. Other payments.** You must give your correct TIN, but you do not have to sign the certification unless you have been notified that you have previously given an incorrect TIN. "Other payments" include payments made in the course of the requester's trade or business for rents, royalties, goods (other than bills for merchandise), medical and health care services (including payments to corporations), payments to a nonemployee for services, payments made in settlement of payment card and third party network transactions, payments to certain fishing boat crew members and fishermen, and gross proceeds paid to attorneys (including payments to corporations).

**5. Mortgage interest paid by you, acquisition or abandonment of secured property, cancellation of debt, qualified tuition program payments (under section 529), ABLE accounts (under section 529A), IRA, Coverdell ESA, Archer MSA or HSA contributions or distributions, and pension distributions.** You must give your correct TIN, but you do not have to sign the certification.

## What Name and Number To Give the Requester

For this type of account:	Give name and SSN of:
1. Individual	The individual
2. Two or more individuals (joint account) other than an account maintained by an FFI	The actual owner of the account or, if combined funds, the first individual on the account <sup>1</sup>
3. Two or more U.S. persons (joint account maintained by an FFI)	Each holder of the account
4. Custodial account of a minor (Uniform Gift to Minors Act)	The minor <sup>2</sup>
5. a. The usual revocable savings trust (grantor is also trustee)	The grantor-trustee <sup>1</sup>
b. So-called trust account that is not a legal or valid trust under state law	The actual owner <sup>1</sup>
6. Sole proprietorship or disregarded entity owned by an individual	The owner <sup>3</sup>
7. Grantor trust filing under Optional Form 1099 Filing Method 1 (see Regulations section 1.671-4(b)(2)(i)(A))	The grantor <sup>4</sup>

For this type of account:	Give name and EIN of:
8. Disregarded entity not owned by an individual	The owner
9. A valid trust, estate, or pension trust	Legal entity <sup>4</sup>
10. Corporation or LLC electing corporate status on Form 8832 or Form 2553	The corporation
11. Association, club, religious, charitable, educational, or other tax-exempt organization	The organization
12. Partnership or multi-member LLC	The partnership
13. A broker or registered nominee	The broker or nominee

For this type of account:	Give name and EIN of:
14. Account with the Department of Agriculture in the name of a public entity (such as a state or local government, school district, or prison) that receives agricultural program payments	The public entity
15. Grantor trust filing under the Form 1041 Filing Method or the Optional Form 1099 Filing Method 2 (see Regulations section 1.671-4(b)(2)(i)(B))	The trust

<sup>1</sup> List first and circle the name of the person whose number you furnish. If only one person on a joint account has an SSN, that person's number must be furnished.

<sup>2</sup> Circle the minor's name and furnish the minor's SSN.

<sup>3</sup> You must show your individual name and you may also enter your business or DBA name on the "Business name/disregarded entity" name line. You may use either your SSN or EIN (if you have one), but the IRS encourages you to use your SSN.

<sup>4</sup> List first and circle the name of the trust, estate, or pension trust. (Do not furnish the TIN of the personal representative or trustee unless the legal entity itself is not designated in the account title.) Also see *Special rules for partnerships*, earlier.

**\*Note:** The grantor also must provide a Form W-9 to trustee of trust.

**Note:** If no name is circled when more than one name is listed, the number will be considered to be that of the first name listed.

## Secure Your Tax Records From Identity Theft

Identity theft occurs when someone uses your personal information such as your name, SSN, or other identifying information, without your permission, to commit fraud or other crimes. An identity thief may use your SSN to get a job or may file a tax return using your SSN to receive a refund.

To reduce your risk:

- Protect your SSN,
- Ensure your employer is protecting your SSN, and
- Be careful when choosing a tax preparer.

If your tax records are affected by identity theft and you receive a notice from the IRS, respond right away to the name and phone number printed on the IRS notice or letter.

If your tax records are not currently affected by identity theft but you think you are at risk due to a lost or stolen purse or wallet, questionable credit card activity or credit report, contact the IRS Identity Theft Hotline at 1-800-908-4490 or submit Form 14039.

For more information, see Pub. 5027, Identity Theft Information for Taxpayers.

Victims of identity theft who are experiencing economic harm or a systemic problem, or are seeking help in resolving tax problems that have not been resolved through normal channels, may be eligible for Taxpayer Advocate Service (TAS) assistance. You can reach TAS by calling the TAS toll-free case intake line at 1-877-777-4778 or TTY/TDD 1-800-829-4059.

**Protect yourself from suspicious emails or phishing schemes.** Phishing is the creation and use of email and websites designed to mimic legitimate business emails and websites. The most common act is sending an email to a user falsely claiming to be an established legitimate enterprise in an attempt to scam the user into surrendering private information that will be used for identity theft.



The IRS does not initiate contacts with taxpayers via emails. Also, the IRS does not request personal detailed information through email or ask taxpayers for the PIN numbers, passwords, or similar secret access information for their credit card, bank, or other financial accounts.

If you receive an unsolicited email claiming to be from the IRS, forward this message to [phishing@irs.gov](mailto:phishing@irs.gov). You may also report misuse of the IRS name, logo, or other IRS property to the Treasury Inspector General for Tax Administration (TIGTA) at 1-800-366-4484. You can forward suspicious emails to the Federal Trade Commission at [spam@uce.gov](mailto:spam@uce.gov) or report them at [www.ftc.gov/complaint](http://www.ftc.gov/complaint). You can contact the FTC at [www.ftc.gov/idtheft](http://www.ftc.gov/idtheft) or 877-IDTHEFT (877-438-4338). If you have been the victim of identity theft, see [www.IdentityTheft.gov](http://www.IdentityTheft.gov) and Pub. 5027.

Visit [www.irs.gov/IdentityTheft](http://www.irs.gov/IdentityTheft) to learn more about identity theft and how to reduce your risk.

## Privacy Act Notice

Section 6109 of the Internal Revenue Code requires you to provide your correct TIN to persons (including federal agencies) who are required to file information returns with the IRS to report interest, dividends, or certain other income paid to you; mortgage interest you paid; the acquisition or abandonment of secured property; the cancellation of debt; or contributions you made to an IRA, Archer MSA, or HSA. The person collecting this form uses the information on the form to file information returns with the IRS, reporting the above information. Routine uses of this information include giving it to the Department of Justice for civil and criminal litigation and to cities, states, the District of Columbia, and U.S. commonwealths and possessions for use in administering their laws. The information also may be disclosed to other countries under a treaty, to federal and state agencies to enforce civil and criminal laws, or to federal law enforcement and intelligence agencies to combat terrorism. You must provide your TIN whether or not you are required to file a tax return. Under section 3406, payers must generally withhold a percentage of taxable interest, dividend, and certain other payments to a payee who does not give a TIN to the payer. Certain penalties may also apply for providing false or fraudulent information.

COMMONWEALTH OF VIRGINIA  
STATE CORPORATION COMMISSION

FILE COPY

219101034--7/1/2019



219101034

1. CORPORATION NAME:  
HERITAGE SQUARE HOMES ASSOCIATION
2. VA REGISTERED AGENT NAME AND OFFICE ADDRESS: ATTY.  
BRENDAN P BUNN  
CHADWICK WASHINGTON ET AL  
3201 JERMANTOWN RD STE 600  
FAIRFAX, VA 22030
3. CITY OR COUNTY OF VA REGISTERED OFFICE:  
129-FAIRFAX COUNTY
4. STATE OR COUNTRY OF INCORPORATION:  
VA-VIRGINIA
5. TOTAL NUMBER OF AUTHORIZED SHARES:

DUE DATE: 07/31/19

SCC ID NO.: 0620759-1

DO NOT ATTEMPT TO ALTER THE INFORMATION ABOVE. Carefully read the enclosed instructions. Type or print in black only.

6. PRINCIPAL OFFICE ADDRESS:

<input type="checkbox"/> Mark this box if address shown below is correct	If the block to the left is blank or contains incorrect data please add or correct the address below.
ADDRESS: C/O ROSEWOOD MANAGEMENT & CONSUL 3900 JERMANTOWN RD. SUITE 470	ADDRESS:
CITY/ST/ZIP FAIRFAX, VA 22030	CITY/ST/ZIP

7. DIRECTORS AND PRINCIPAL OFFICERS:

All directors and principal officers must be listed.  
An individual may be designated as both a director and an officer.

Mark appropriate box unless area below is blank: <input type="checkbox"/> Information is correct <input type="checkbox"/> Information is incorrect <input type="checkbox"/> Delete Information	If the block to the left is blank or contains incorrect data, please mark appropriate box and enter information below: <input type="checkbox"/> Correction <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Replacement
OFFICER <input checked="" type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/> NAME: JOHN MORRISSEY TITLE: PRESIDENT ADDRESS: 6021 LIBERTY BELL CT CITY/ST/ZIP: BURKE, VA 22015	OFFICER <input type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/> NAME: Ondra Dukes TITLE: Director ADDRESS: 6008 Ticonderoga Ct. CITY/ST/ZIP: Burke, Va. 22015

I affirm that the information contained in this report is accurate and complete as of the date below.

SIGNATURE OF DIRECTOR/OFFICER  
LISTED IN THIS REPORT

John Morrissey  
PRINTED NAME AND CORPORATE TITLE

6/27/19  
DATE

It is a Class 1 misdemeanor for any person to sign a document that is false in any material respect with intent that the document be delivered to the Commission for filing.



## 2019 ANNUAL REPORT CONTINUED

219101034--7/1/2019

219101034

CORPORATION NAME:  
HERITAGE SQUARE HOMES ASSOCIATION

DUE DATE: 07/31/19  
SCC ID NO.: 0620759-1

## 7. DIRECTORS AND PRINCIPAL OFFICERS: (continued)

All directors and principal officers must be listed.  
An individual may be designated as both a director and an officer.

<p>Mark appropriate box unless area below is blank:  <input type="checkbox"/> Information is correct   <input type="checkbox"/> Information is incorrect   <input type="checkbox"/> Delete information</p>	<p>If the block to the left is blank or contains incorrect data, please mark appropriate box and enter information below:  <input type="checkbox"/> Correction   <input type="checkbox"/> Addition   <input type="checkbox"/> Replacement</p>
<p>OFFICER <input checked="" type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/></p> <p>NAME: KATHLEEN EDER TITLE: VICE PRESIDENT ADDRESS: 6025 LIBERTY BELL COURT CITY/ST/ZIP: BURKE, VA 22015</p>	<p>OFFICER <input type="checkbox"/> DIRECTOR <input type="checkbox"/></p> <p>NAME: TITLE: ADDRESS: CITY/ST/ZIP:</p>
<p>Mark appropriate box unless area below is blank:  <input type="checkbox"/> Information is correct   <input type="checkbox"/> Information is incorrect   <input type="checkbox"/> Delete information</p>	<p>If the block to the left is blank or contains incorrect data, please mark appropriate box and enter information below:  <input type="checkbox"/> Correction   <input type="checkbox"/> Addition   <input type="checkbox"/> Replacement</p>
<p>OFFICER <input checked="" type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/></p> <p>NAME: GARTH LONDON TITLE: TREASURER ADDRESS: 6023 TICONDEROGA COURT CITY/ST/ZIP: BURKE, VA 22015</p>	<p>OFFICER <input type="checkbox"/> DIRECTOR <input type="checkbox"/></p> <p>NAME: TITLE: ADDRESS: CITY/ST/ZIP:</p>
<p>Mark appropriate box unless area below is blank:  <input type="checkbox"/> Information is correct   <input type="checkbox"/> Information is incorrect   <input type="checkbox"/> Delete information</p>	<p>If the block to the left is blank or contains incorrect data, please mark appropriate box and enter information below:  <input type="checkbox"/> Correction   <input type="checkbox"/> Addition   <input type="checkbox"/> Replacement</p>
<p>OFFICER <input checked="" type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/></p> <p>NAME: DEBRA KHALIQUI TITLE: SECRETARY ADDRESS: 6009 TICONDERAGAN CT CITY/ST/ZIP: BURKE, VA 22015</p>	<p>OFFICER <input type="checkbox"/> DIRECTOR <input type="checkbox"/></p> <p>NAME: TITLE: ADDRESS: CITY/ST/ZIP:</p>
<p>Mark appropriate box unless area below is blank:  <input type="checkbox"/> Information is correct   <input type="checkbox"/> Information is incorrect   <input type="checkbox"/> Delete information</p>	<p>If the block to the left is blank or contains incorrect data, please mark appropriate box and enter information below:  <input type="checkbox"/> Correction   <input type="checkbox"/> Addition   <input type="checkbox"/> Replacement</p>
<p>OFFICER <input type="checkbox"/> DIRECTOR <input checked="" type="checkbox"/></p> <p>NAME: JENNIFER L. MCGUIRE-ROBB TITLE: DIRECTOR ADDRESS: 6031 TICONDEROGA CT. CITY/ST/ZIP: BURKE, VA 22015</p>	<p>OFFICER <input type="checkbox"/> DIRECTOR <input type="checkbox"/></p> <p>NAME: TITLE: ADDRESS: CITY/ST/ZIP:</p>

0001991



Escrow One, Ltd.

File: E346-8

TM 078-4-12-A

 **FILE COPY**

Title Report – Effective Date: June 1, 2017

Present Fee Simple Owner: Heritage Square Homes Association, a Virginia non-stock corp.

Vesting:

Chain A:

Deed Book 3647 at Page 682;

Grantor: Allan H. Gasner, Trustee

Grantee: Heritage Square Homes Association, a Va non-stock corp.

Deed Book 3647 at Page 658

Dedication by Allan H. Gasner, Trustee, et al

Deed Book 3585 at Page 401

Grantor: Donald L. Crump, et ux

Grantee: Allan H. Gasner, Trustee

Deed Book 3043 at Page 536

Grantor: Ada L. Graham, et vir

Grantee: Donald E. Crump, et ux

Deed Book 763 at Page 18

Grantor: Lemuel J. Davis, et ux

Grantee: Ada L. Graham

Chain B:

Deed Book 3585 at Page 387

Grantor: Beatrice M. Prescott

Grantee: Allan H. Gasner, Trustee

Deed Book 1196 at Page 464

Grantor: Lansing E. Van Allen et ux

Grantee: Maurice L. Prescott, et ux



**Escrow One, Ltd.**

File: E346-8

TM 078-4-12-A

**Chain C:**

Deed Book 3585 at Page 410

Grantor: Nathan Kadan, et ux

Grantee: Allan H. Gasner, Trustee

Deed Book 3544 at Page 657

Grantor: Anthony L. Cermele, et ux

Grantee: Nathan Kadan, et ux

Deed Book 2337 at Page 79

Grantor: Maurice Lee Prescott, et ux

Grantee: Anthony L. Cermele, et ux

Deed Book 894 at Page 374

Grantor: Robert M. Bynum, et ux

Grantee: Maurice Lee Prescott, et ux

Deed Book 863

Grantor: Algernon G. Anderson

Grantee: Maurice L. Prescott

Description: Parcel A, Section 1, Heritage Square

Deeds of Trust: None

Judgments, Liens, F/S: None

Taxes: Not assessed

**Restrictions:**

Deed Book 3647 at Page 671

Deed Book 3837 at Page 265

Deed Book 10542 1927

**Easements/Exceptions/Takings/Dedications:**

Deed Book 2955 at Page 616 – BOS

Deed Book 3079 at Page 52 – BOS

Deed Book 3089 at Page 239 – Private

Deed Book 3146 at Page 395 – Private

Deed Book 3646 at Page 603 – BOS

Deed Book 8662 at Page 577 – Vepco

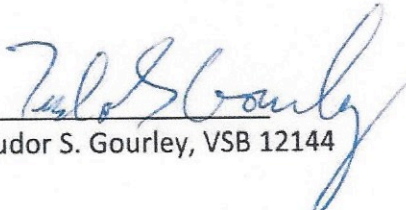
Deed Book 22486 at Page 555 – BOS

Escrow One, Ltd.

File: E346-8

TM 078-4-12-A

Full 60-Year Search:

  
Tudor S. Gourley, VSB 12144

Chain:



# Fairfax Circuit Court

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### Quick Links

Search By  Matching Names/Soundex (% is wildcard)  Matching Names/Soundex (% is wildcard)

Name  HERITAGE SQUARE HOMES% OR

☒ Person ☒ Firm ☒ Trustee ☒ Non-Trustee ☒ Grantor ☒ Grantee

Action Code:  ALL  Original  Correction  Modification

Document Type:  ALL  CERTIFICATE OF SATISFACTION  DEED  REFINANCE TRUST

Sort Order:  Date, Name, Document Type (descending)

Start Date:  01/01/2017 End Date:  01/15/2020 Min Book #:

Note: You must select either a date range or a minimum book number, you cannot select both.

Show: 25 Per Page

Recorded	Name	Document Type	Action	Book	Page	Orig. Bk	Orig. Pg	Instrument #	Tax Map #	Verified
02/23/2017	R HERITAGE SQUARE HOMES ASSOCIATION	LIEN	Release	24955	2030	24605	1056	2017012500.004	078-4- -12- -0093-	
05/26/2017	E HERITAGE SQUARE HOMES ASSOCIATION	LIEN		25056	0106			2017032567.015	078-4- -12- -0060-	
05/26/2017	E HERITAGE SQUARE HOMES ASSOCIATION	LIEN		25056	0106			2017032567.015	078-4- -12- -0060-	
04/27/2018	E HERITAGE SQUARE HOMES ASSOC	LIEN		25395	0895			2018023414.011	078-4- -12- -0060-	
04/27/2018	E HERITAGE SQUARE HOMES ASSOC	LIEN		25395	0893			2018023414.010	078-4- -12- -0093-	
04/27/2018	E HERITAGE SQUARE HOMES ASSOCIATION	LIEN		25395	0895			2018023414.011	078-4- -12- -0060-	
04/27/2018	E HERITAGE SQUARE HOMES ASSOCIATION	LIEN		25395	0893			2018023414.010	078-4- -12- -0093-	
06/29/2018	R HERITAGE SQUARE HOMES ASSOCIATION	LIEN	Release	25463	0035	25395	0895	2018037450.018	078-4- -12- -0060-	
06/29/2018	R HERITAGE SQUARE HOMES ASSOCIATION	LIEN	Release	25463	0033	25056	0106	2018037450.017	078-4- -12- -0060-	
06/29/2018	R HERITAGE SQUARE HOMES ASSOCIATION	LIEN	Release	25463	0031	24677	1780	2018037450.016	078-4- -12- -0060-	
11/15/2018	R HERITAGE SQUARE HOMES ASSOC	LIEN	Release	25589	0881	25395	0893	2018065418.012	078-4- -12- -0093-	
11/15/2018	R HERITAGE SQUARE HOMES ASSOCIATION	LIEN	Release	25589	0881	25395	0893	2018065418.012	078-4- -12- -0093-	
12/12/2018	E HERITAGE SQUARE HOMES ASSOCIATION	LIEN		25610	1583			2018070163.011	078-4- -12- -0002-	