

RALPH G. LOUK

ATTORNEY AT LAW

FAIRFAX, VIRGINIA

January 11, 1955

Mr. and Mrs. Arthur J. Lamb  
506 Broadview Drive  
Fairfax, Virginia

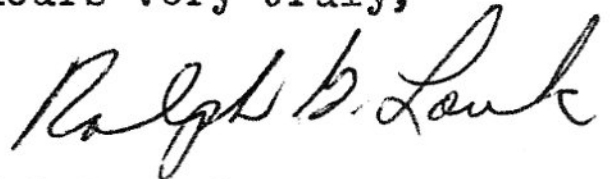
Dear Mr. and Mrs. Lamb:

I am enclosing herewith the deed conveying your lot to you from Stafford Builders, Incorporated. You will note on the back the deed book and page number where the deed has been recorded of record at the Fairfax Courthouse.

I am also enclosing a copy of the closing statement, a house location survey of your lot, and a copy of the restrictions in Section One, Country Club Hills.

It has been a pleasure to be of service to you, and please call on me if you have any further questions.

Yours very truly,

A handwritten signature in cursive script, reading "Ralph G. Louk".

Ralph G. Louk

RGL:mw

Encl. (4)

## RESTRICTIONS

### SECTION ONE - COUNTRY CLUB HILLS

All of lots shown on attached plat are made subject to the following conditions and restrictions which shall be construed as covenants running with the land:

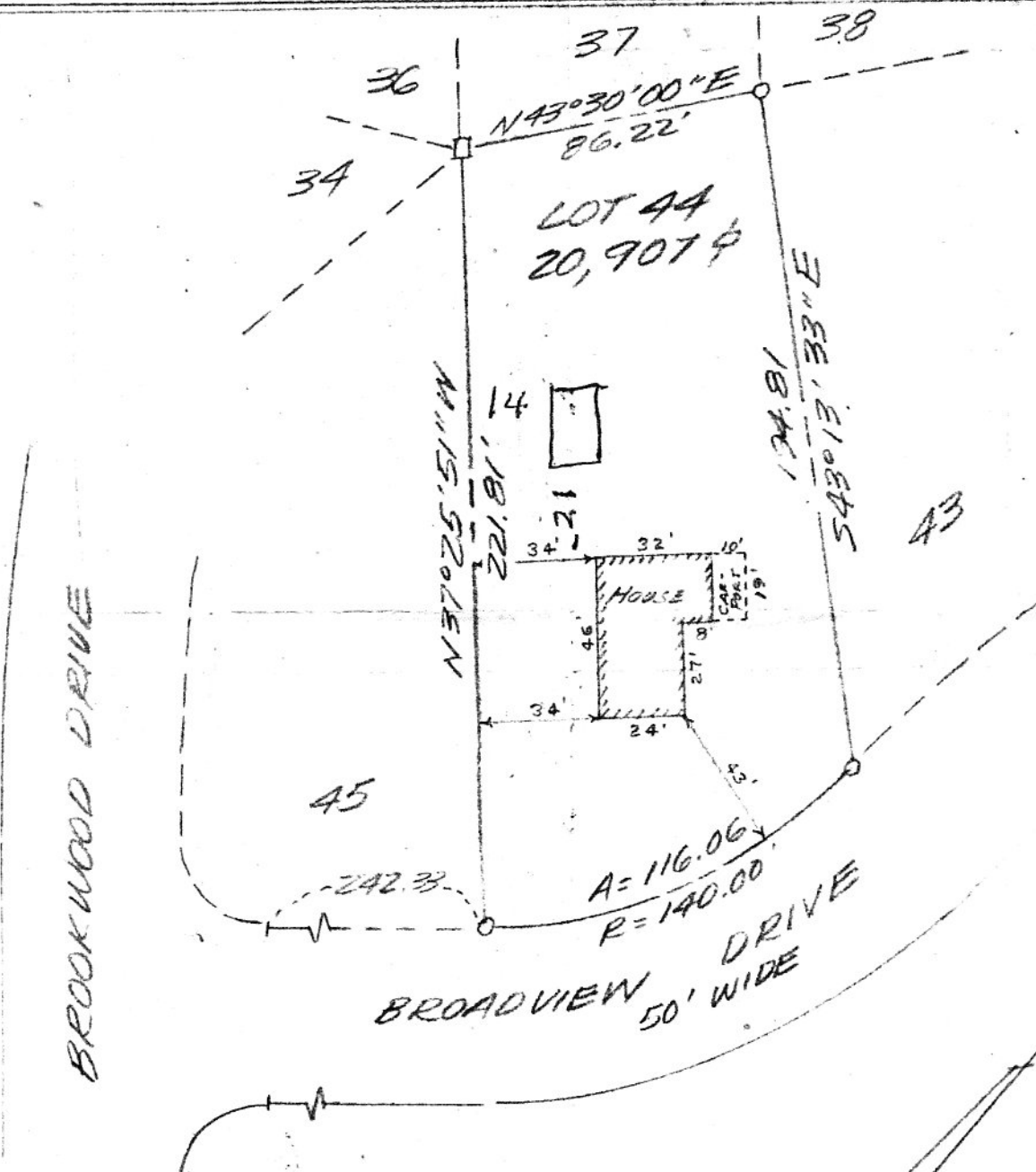
(1) That no noxious, dangerous or offensive trade or activity shall be permitted or maintained upon said lots, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood; nor shall any hogs, cattle, livestock or fowls be kept, or animals for breeding purposes.

(2) No trailer, shack, barn or any unsightly out-building except a private garage for the exclusive use of the owner, shall be erected or placed upon any of the lots in this Subdivision; nor shall any tent, garage or temporary structure at any time be used as a residence, temporarily or permanently.

(3) As to Lots 1, 12, 22, and 23, of the above Subdivision, no driveway shall be so designed as to afford ingress and egress directly upon State Route #237. Any such driveway shall instead, be limited to Country Hill Drive, as to Lots 1 and 12, and to Brookwood Drive as to Lots 22 and 23.

Contained in the Deed of Dedication in Deed Book 1130 at Page 471, among the Land records of Fairfax County, Va.

A 3306



HOUSE LOCATION SURVEY

LOT 44

SECTION ONE

COUNTRY CLUB HILLS

PROVIDENCE MAGISTERIAL DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE 1" = 50'

DATE: 10/20/54

WILLIAM M. KELLY

Certified Land Surveyor

Certified Correct: William M. Kelly

# COUNTRY CLUB HILLS SECTION THREE - FIVE - SIX



OLD LEE HWY. RT. #237

CENTER LINE OF RIGHT OF WAY

VIRGINIA ELECTRIC AND POWER COMPANY		
PLAT TO ACCOMPANY RIGHT-OF-WAY AGREEMENT		
POTOMAC DISTRICT		
DISTRICT	COUNTY	STATE
PROVIDENCE	FAIRFAX	VIRGINIA
FAIRFAX	OFFICE	NO. 3001
12-20-54		SCALE NONE

# COUNTRY CLUB HILLS

## STAFFORD BUILDERS INCORPORATED

FAIRFAX, VIRGINIA

CRESCENT 3-1849

### Sales Contract

This Agreement of Sale made in quadruplicate this 4<sup>th</sup> day of April, 19 54  
 between Arthur J. Lamb, Rita M. (hereinafter known as the Purchaser)  
 and STAFFORD BUILDERS, INCORPORATED (hereinafter known as the Seller)

WITNESSETH: That for and in consideration of the sum of NINE HUNDRED FIFTY  
AND 25/100 Dollars (\$ 950.25),

by check in hand paid, receipt of which is hereby acknowledged, the Purchaser agrees to buy and the  
 Seller agrees to sell for the sum of Eighteen Thousand, Nine Hundred, Fifty  
 Dollars (\$ 18,950.00), all that certain piece, parcel or lot of land described as follows, to wit:

Lot # 44, Section 1, Country Club Hills Subdivision, Fairfax County, Virginia, with all  
 improvements thereon.

Terms: Purchaser agrees to pay \$ 950.00 down, of which sum this deposit is 0 (full amount).  
 Balance of purchase money is to be secured by a 1st Deed of Trust in the principal amount of \$ 18,000.00  
 to be amortized in equal monthly installments of \$ 91.26 for a period of 30 years, bearing  
 interest at the rate of 4 1/2% per annum. Seller agrees to refund deposit to purchaser if purchaser should  
 fail to qualify for said loan.

This contract is contingent upon the approval of the Veterans Administration.

Sale price is to include the following equipment: 9.2 cu. ft. G.E. Refrigerator, G.E. Dishwasher, G.E.  
 Disposal, G.E. 36" Range, G.E. Clothes Washer, G.E. Clothes Dryer, 8 evergreens and 2 shade trees.

The Seller agrees to furnish and convey the above property with a General Warranty Deed, complete  
 with Revenue Stamps. All escrow funds to be paid by purchaser.

Where trustees are to be named in a deed of trust or trusts the said trustees are to be named by the  
 party respectively secured thereby.

Settlement to be made at the office of Robert J. Harris, Fairfax, Va.

All taxes, insurance, rents, and interest are to be adjusted to settlement.

The purchaser agrees to settle on property within ten days from the date of notice from settlement  
 attorney, or the deposit will be forfeited.

It is understood that the title is to be good of record or sale will be declared off and deposit returned  
 to purchaser. However, a reasonable time shall be allowed the Seller to correct any defects reported by the  
 title examiner.

It is understood that the property is to be conveyed subject to any restrictions now thereon.

Possession is to be given with settlement.

This contract constitutes the entire agreement between the parties.

WITNESS the following signatures and seals this 4<sup>th</sup> day of April, 19 54.

Nov. 5, 1954-Ret. to:  
Ralph G. Louk, Atty.

THIS DEED, made this 21st day of October, 1954, between STAFFORD BUILDERS, INCORPORATED, a Virginia Corporation, party of the first part, and ARTHUR J. LAMB and RITA E. LAMB, his wife, as tenants by the entirety, parties of the second part;

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00) in hand paid, receipt of which is hereby acknowledged, the party of the first part does hereby grant, bargain, sell and convey, with General Warranty of Title, unto the parties of the second part, as tenants by the entirety, with the common law right of survivorship expressly retained, that is, in case of the death of either of the parties of the second part, the land hereby conveyed shall vest in the survivor in fee simple, all of that certain lot or parcel of land situate in Fairfax County, Virginia, and more particularly described as follows:

Lot 44, Section One, Country Club Hills, as the same is duly dedicated, platted and recorded in Deed Book 1130, Page 471, and re-recorded in Deed Book 1224, Page 414, among the land records of Fairfax County, Virginia, and being part of the property conveyed to the party of the first part in Deed Book 1102, Page 524 of the said land records.

The party of the first part covenants that it has the right to convey said land; that it has done no act to encumber the same; that the parties of the second part shall have quiet possession thereof, free from all encumbrances, and that the party of the first part will execute such further assurances as may be deemed requisite.

IN WITNESS WHEREOF, STAFFORD BUILDERS, INCORPORATED, has caused this deed to be signed by its President and its corporate seal to be hereto affixed, duly attested by its Secretary.

ATTEST:

*Robert J. Harris*  
Secretary

STAFFORD BUILDERS, INCORPORATED

BY

*Robert E. Stafford*  
Its President

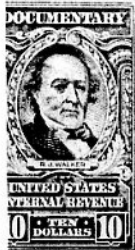


STATE OF VIRGINIA  
COUNTY OF FAIRFAX, to-wit:

I, Margaret Watts Wagoner, a Notary Public in and for the County aforesaid, in the State of Virginia, whose commission will expire on the 4th day of October, 1958, do hereby certify that Robert E. Stafford and Robert J. Harris, as President and Secretary, respectively, of STAFFORD BUILDERS, INCORPORATED, whose names on behalf of said Corporation are signed to the foregoing writing, bearing date on the 21st day of October, 1954, have personally appeared before me in my County aforesaid and acknowledged the same.

Given under my hand this 26<sup>th</sup> day of October, 1954.

*Margaret Watts Wagoner*  
NOTARY PUBLIC





P. I. C. No. 1113801

Regional Office Southeastern

## CLOSING STATEMENT

Total Loan \$18,000.00  
 Full Payment.  
 Interest accrues on this payment  
 from October 1954

Borrower Arthur J. Lamb and Rita M. Lamb  
 Mortgaged Property Lot 14, Section One, Country Club Hills  
 County of Fairfax, State of Virginia

Funds made available for disbursement in this transaction and accounted for below:

A. By THE PRUDENTIAL INSURANCE COMPANY OF AMERICA, Mortgagee	*****	\$18,000.00
B. By Borrower	*****	950.00
Balance of three year premium	*****	72.90
1. Payment in full of existing liens:		
First Mortgage to	\$ 12,210.00	*****
(Principal, \$12,210.00, Interest to-- 19-- , \$ )		*****
Balance deed consideration to		*****
Stafford Builders, Incorporated	6,428.60	*****
		*****
		*****
		*****
		*****
		*****
		*****
		*****
		*****
2. Taxes for the years		*****
3. Hazard Insurance Premiums: \$18,000.00 policy expires 10/26/57		*****
(Fire, \$90.00, Windstorm, \$ 31.50, \$ 121.50)		*****
First year premium paid by seller \$48.60, balance of		*****
three year premium paid by purchaser \$72.90	72.90	*****
4. Costs:		
Survey Paid by seller \$25.00	\$	*****
Appraisal Fee Paid by seller 15.00		*****
Credit Report Paid by seller 3.50		*****
Service Charge 1% of loan (Net)	149.00	*****
Title Policy or Abstract Charges Paid by seller	45.00	*****
Closing or Escrow Fee	\$20.00	*****
Recording Fee Paid by seller	10.00	*****
Revenue Stamps Paid by seller	76.40	*****
Attorney's Fee	\$10.00	*****
Notary's fee	\$ 1.00	*****
*Deducted from 1% service charge Total	\$ 311.40	311.40 *****
5. Advances and Interest thereon. (See Schedule on Reverse Side)		*****
6. F.H.A. Mortgage Insurance Premium, first year		*****
7. Required initial payment of Borrowers' Deposits on account of following items:		
F.H.A. Mortgage Insurance Premium for months \$	*****	*****
Taxes, as follows:		
City months @ \$ per month	*****	*****
County " " \$ " "	*****	*****
State " " \$ " "	*****	*****
County taxes paid by seller	*****	*****
through Dec. 31, 1954		*****
Hazard Insurance, as follows:		
Fire months @ \$ per month	*****	*****
Windstorm " " \$ " "	*****	*****
Total	\$	*****
8. Balance paid to Borrower		*****
Total	\$19,022.90	\$ 19,022.90

The above is a complete, true and correct account of funds received and disbursed by me in connection with the above payment.

Closing Attorney

I/we have examined the above statement and find it correct. This acknowledges that the above total sum has been disbursed as shown, with my/our approval and for my/our account and benefit, in connection with this mortgage loan transaction.

Dated 19--

Borrower

Borrower

Borrower

Borrower

\*Do not use this block when paragraph 5 below and schedule on reverse side are completed.