

09557

THIS DEED, made this 24<sup>th</sup> day of February, 1973, by and between HYMAN HURVITZ and ROSE HURVITZ, his wife, parties of the first part, and JAMES A. FOSTER, MARVIN E. LEAR and MARSHALL L. WARE, TRUSTEES, parties of the second part,

W I T N E S S E T H :

That for and in consideration of the sum of \$10.00 and other good and valuable considerations, receipt whereof is hereby acknowledged, the parties of the first part do hereby grant and convey unto the parties of the second part, with SPECIAL WARRANTY of title, the following described parcel of land in Fairfax County, Virginia:

Parcel A, BELMONT PARK ESTATES SUBDIVISION, containing 6.8087 acres, as the same appears duly dedicated, platted and recorded in Deed Book 1478 at page 26 among the land records of Fairfax County, Virginia.

And being part of the same property conveyed to the parties of the first part by Deed recorded in Deed Book 2990 at page 172 among the said land records.

To have and to hold unto the said parties of the second part upon the following trusts and uses:

To hold said property for the use and benefit of all lot owners in BELMONT PARK ESTATES SUBDIVISION, as the same is duly dedicated, platted and recorded in Deed Book 1478 at page 26 among the land records of Fairfax County, Virginia; to elect or appoint a successor trustee or trustees in the event of the death, removal from the state, incapacity to act, refusal to act or resignation of any trustee or trustees; to deny access to or use and enjoyment of said property to such lot owners in BELMONT PARK ESTATES SUBDIVISION who neglect, refuse or fail to pay a uniform charge as determined by the trustees; to apply such funds collected from lot owners to pay expenses incurred in the ownership, maintenance and improvement of the property; to be governed in the use of said property, and in all matters pertaining thereto by a Board of not less than five (5) nor more than nine (9) lot owners of said subdivision; which Board may include the trustees, and

*90 J.A. Foster  
7454 Belmont Lansink Road  
Leesville, Virginia 22087*

Mailing Address  
of Grantee

Ret. to: G. Galt Bready, Atty.

which Board shall be elected at a meeting called by the trustees of all lot owners in said subdivision, and which Board shall serve until their successors have been elected; to have no personal liability as a trustee for any act or omission in connection with said property, except for the acts committed with malice or in bad faith.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

Tax Paid	
Sec 58-54	1.50
Sec 58-65.1	.50
Sec 58-54.1	1.00

Hyman Hurvitz (SEAL)  
Hyman Hurvitz

Rose Hurvitz (SEAL)  
Rose Hurvitz

STATE OF VIRGINIA, MARYLAND

COUNTY OF MONTGOMERY to-wit:

I, Francis C. Mudd, a Notary Public in and for the State and County aforesaid, whose commission expires on the 1st day of July, 1974, do hereby certify that HYMAN HURVITZ and ROSE HURVITZ, his wife, whose names are signed to the foregoing and hereunto annexed Deed, personally appeared before me and acknowledged the same.

Given under my hand on this 24th day of February, 1973.

Francis C. Mudd  
Notary Public

Francis C. Mudd, Notary Public  
Park Dr. Sherwood Manor  
Mitchellville, Maryland  
My Commission Expires 7/1/74



In the Clerk's Office of the Circuit Court of Fairfax County, Virginia MAR 8 1973 at 11:00 AM  
This instrument was received and, with the certificate annexed, admitted to record  
Teste:

[Signature]  
Clerk