

The Loudoun Newsletter

COVERING REAL ESTATE, LAND USE, AND ECONOMIC DEVELOPMENT SINCE 1984

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Loudoun Home Sales Showing Signs of Strength at Mid-Year 2010

Although the economic rebound appears to have wilted a bit during the summer heat, a slight breeze has been felt lately by builders with new homes on the market in Loudoun County.

Closings on new homes during the first seven months of 2010 are up over the January-through-June timeframe last year – by a healthy 40 percent, according to statistics compiled by *The Loudoun Newsletter*.

Through the end of July, buyers closed on 1,118 new homes in Loudoun, compared with 794 closings in the first seven months of 2009 (see the chart on page 3 for details).

In June, closings on new homes spiked to 288 – the highest number of closings since July 2008, when 391 deeds for new homes were recorded with the Loudoun County Circuit Court.

During the first six months of this year, closings on new condominiums in Loudoun were up 70.6-percent over closings recorded in the first half of 2009 – from 102 in the January through June 2009 timeframe to 174 during the same time period this year.

New single family detached purchases were up by 37.1 percent, from 361 closings by mid-year 2009 to 495 by mid-year 2010. And new single family attached home closings were up by 62.5 percent: from 192 during January through June 2009 to 312 through June 2010, according to *The Loudoun Newsletter's* data base.

Conditions Stoke Sales. The mid-year *Trends in Housing* report recently issued by Delta Associates and MRIS states that during the first six months of 2010, sales volume for both new and existing homes in the Metro area were up from a year

ago, increasing 60.6 percent over the first quarter 2010 volume, and up 15.9 percent since mid-year 2009.

In Loudoun during the first half of 2010, 2,298 homes were sold, compared with 2,265 during the first half of 2009, according to statistics provided by Alexander Paul, Delta Associates' national research director.

Paul says that although the number of homes sold in the first half of 2010 in the county “is not appreciably higher... compared to the 1st half of 2009...the dollar volume and average prices are.”

“In our opinion, the improvement in 2010 has been driven primarily by two factors,” Paul states. “Loudoun was among the first jurisdictions in the metro area to enter the housing downturn, and now it is among the first to exit.”

“The county got to work shedding its excess inventory earlier (in part through foreclosures) and is now in a better position than some of its neighbors,” Paul observes.

The home sales revival, both for new and previously-owned homes, has benefited from historically low interest rates, a healthy local economy, and the federal tax credit offered to first-time and repeat buyers, which, due to the volume of interest, has been extended to Sept. 30, 2010 (with the caveat that buyers had to have a binding contract signed by April 30th).

National Association of Home Builders Chief Economist David Crowe remarked recently that “it’s worth noting that some of the new-home sales in June were due to move-up buyers who were able to sell their previous home to a tax-credit-eligible buyer while that program was active.”

Virginia Newsletters, LLC # www.virginianewsletters.com

Circulation and News: 703-450-5085 (Phone), 703-450-0185 (fax) gina@virginianewsletters.com

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“Also, while sales activity is still far from robust, it has picked up some momentum as positive factors such as historic low mortgage rates, great selection and attractive prices help draw potential home buyers back to the market,” Crowe stated.

Interest rates have reached an historic low. The average contract interest rate for 30-year fixed rate mortgages decreased to 4.57 percent from 4.60 percent, with points decreasing to 0.89 from 0.93 (including the origination fee) for 80 percent loan-to-value (LTV) ratio loans, according to the Mortgage Bankers Association.

“This was the lowest 30-year contract rate ever recorded in the survey,” MBA reported on Aug. 11th.

Jill Landsman, the Northern Virginia Association of Realtors’ director of communications, says she is very optimistic about the residential market rebound, noting that the low interest rates are helping to persuade potential buyers to consider the benefits of paying to own rather than rent. She also points out that government spending, along with Loudoun’s “excellent quality of life,” has played an important role in reviving the residential market.

Employment Steady; Foreclosures Down. Dan Fulton, president of Fairfax-based Fulton Research, says while the bump in sales was helped by the federal stimulus dollars, the health of Loudoun County’s residential sales market has other positive factors going for it beyond the stimulus dollars and the mortgage rates.

“If there is a bright spot, it would be Loudoun,” Fulton says. Due to the strength of Loudoun’s technology and defense contracting job market, he anticipates the demand for homes in the county will continue.

The August 2010 edition of Fulton’s *Residential Market Trends* cites the Metropolitan Washington Council of Governments’ (MWCOG) Round 7.2A Cooperative Growth Forecast, which states that Loudoun is among the major job growth markets in the Washington/Baltimore region. The forecast predicts 660,377 new jobs will be added in region over the next 10 years, with 68,640 of those jobs in Loudoun County.

Delta’s Sandy Paul says the job growth in the Metro area is underway and Northern Virginia is leading that growth. “We expect that this trend will continue (gradual but steady job growth) during the balance of 2010 and Loudoun will be among the beneficiaries.”

Loudoun County Department of Economic Development’s July 2010 economic indicators report states that the county’s labor force has grown to the largest it has ever been, at more than 177,000 workers.

And the unemployment rate in Loudoun is only 4.9 percent at the end of May (down two percent from May 2009), compared with 7.1 percent statewide and 9.7 nationwide, the July DED report shows.

Meanwhile, residential foreclosures in Loudoun County have dropped, also helping to stabilize the market. According to information compiled by the research unit of Loudoun County’s budget office, as of May 31, 2010 (the latest numbers available), foreclosures were down 15 percent, compared with May 2009.

Inventory Decreases; Prices Increase. Stronger home sale numbers are also the result of a decreasing inventory of both existing and new homes in Loudoun.

The Delta/MRIS mid-year report states that the average time on the market during the second quarter of 2010 for homes in Loudoun fell to 44 days from last year’s average of 63 days, and well below the high of 134 days in the first quarter of 2007.

As of June 2010, Loudoun County has a 4.7-month ratio of inventory to sales, up from 4.3 months at June 2009. That ratio is slightly above the regional average of 4.5 months, according to Delta’s mid-year report.

The dwindling inventory as well as the reduction in foreclosures has contributed to stronger home prices at mid-year. The average price paid at closing for new homes during the first half of 2010 in Loudoun was up – albeit only slightly – compared with the average price recorded for new homes during the first six months of 2009.

The average price paid for a new condominium during the first six months of 2010 rose by 3.2 percent from the same timeframe in 2009 – to \$286,517 from \$277,462.

The average price for new single family detached homes was basically stable, rising from \$554,507 paid during the first two quarters of 2009 to \$555,138 through June 2010. For single family attached homes, the average price paid also held steady: from \$366,212 during the first half of 2009 to \$375,716 in 2010.

The *Trends in Housing* report says that overall, second quarter prices for homes in the Metro area are up from the first quarter and from the same quarter in 2009, “with the Outer jurisdictions (Loudoun, Prince William and Frederick Counties) outperforming the Core and Inner jurisdictions.”

The average home sales price in Loudoun was \$407,580 during the second quarter – a 10.3-percent increase over the second quarter 2009, the report shows, noting that while the average sales price “is still down substantially from a peak in

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the 3rd quarter of 2005, [it] has recovered from a low point in the 1st quarter of 2009, rising 21.8% since that time.”

For the remainder of the year and into next year, market watchers take a cautiously optimistic view on how Loudoun’s residential market will perform.

“We expect that the Loudoun housing market will continue to gain modest but steady traction during the rest of the year and into 2011,” Delta’s Sandy Paul says.

George Mason University’s Lisa A. Sturtevant with the Center for Regional Analysis writes in the July/August 2010 *Update* magazine published by the Northern Virginia Association of Realtors, “Even after Federal support of housing programs

ends, including the expiration of the home buyer tax credit, the underlying regional economic fundamentals point to a sustainable recovery in the region’s housing market this year and into 2011.”

Loudoun County Home Sales		
	1 st Half 2009	1 st Half 2010
YTD Sales Volume	\$804.3 million	\$913.6 million
YTD Unit Sales	2,265	2,298
Average Sales Price	\$355,122	\$397,587

Source: Delta Associates/MRIS

Price Data – Loudoun County Condominiums – June 2010			
<i>Source: Northern Virginia Association of Realtors</i>			
	June 2009	June 2010	% Chg.
Average Sold Price	\$173,724	\$222,112	28%
Average Net Price	\$170,908	\$219,677	29%
Median Sold Price	\$162,000	\$205,000	27%

Price Data – Loudoun County Single Family Attached – June 2010			
<i>Source: Northern Virginia Association of Realtors</i>			
	June 2009	June 2010	% Chg.
Average Sold Price	\$293,544	\$329,202	12%
Average Net Price	\$289,412	\$325,859	13%
Median Sold Price	\$290,000	\$330,000	14%

Price Data – Loudoun County Single Family Detached – June 2010			
<i>Source: Northern Virginia Association of Realtors</i>			
	June 2009	June 2010	% Chg.
Average Sold Price	\$477,406	\$536,464	12%
Average Net Price	\$472,214	\$530,598	12%
Median Sold Price	\$477,000	\$520,000	9%

New Home Sales - January through July 2009 and 2010																
<i>Source: The Loudoun Newsletter</i>																
	January		February		March		April		May		June		July		Total Jan. – July	
	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010	2009	2010
Condos	19	9	17	17	32	31	14	32	8	20	12	66	14	17	116	191
SFDs	39	71	49	58	62	81	63	71	76	93	74	121	81	80	444	575
SFAs	34	20	31	41	33	61	35	26	19	65	40	101	42	38	234	352
Totals	92	99	97	116	127	173	112	129	103	178	126	288	137	135	794	1,118

Alexandria Investor Buys Steeplechase Building

Charles R. Hooff, Inc.'s H/F Sky Rocket, LLC this month acquired the 42,000-square foot office building at 45370 Steeplechase Drive in Dulles. The LLC paid Crimson Partners \$13.375 million for the property.

The two-story building, built in 2008, sits on a 4.5-acre site in the northeast quadrant of Route 28 and Steeplechase Drive. The building is fully leased to Orbital Sciences Corp., with long-term lease and renewal options.

"We're just delighted to have a building run by rocket scientists," says Charles R. Hooff, III, the company's director. The Alexandria-based real estate firm, established in 1929, represents homebuyers and sellers, as well as property management services for both residential and commercial properties.

Hooff says the proceeds from the sale of a parcel in Alexandria in May needed to be reinvested, and while he looked at properties closer to the "bull's eye," those properties "were too expensive for the kinds of rents" that could be charged.

The Calkain Cos. Inc., who represented Crimson Partners in the deal, brought the building to his attention, Hooff says, adding "it really fit the bill." The investment presented an opportunity to acquire a well-built, well-maintained property in an area that is experiencing growth from the technology and electronic sectors, he noted.



Calkain's managing director Rick Fernandez says the company started marketing the property in early spring, and when presented to him, Hooff jumped right on it. Calkain, based in Reston, markets Triple Net investment properties, with tenants in place, to real estate investors. "We focus

strictly on income-producing investment properties," Fernandez says. Currently, the firm is actively marketing properties in Northern Virginia, including in Loudoun, Fairfax, and Prince William counties.

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Building Permits Issued July 2010 Residential

Single Family Detached

Artin Safarian, 45571 Shepard Dr., Sterling, VA 20164-4409; build 1 \$200,000 SFD (5,916 sq. ft.) at 45665 Lakeside Dr., Broad Run Farms, tax map /63/A/4////8/;

Bram III Neighborhoods, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,678 sq. ft.) at 23050 Bronstein Ln., Brambleton Landbay 2, tax map /92/D34//1663/ (contractor: Stanley Martin Companies, Inc.);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 1 \$200,000 SFD (2,813 sq. ft.) at 23252 Morning Walk Dr., Brambleton Landbay 3, tax map /92/D37//2563/ (contractor: Winchester Homes, Inc.);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 3 \$200,000 SFDs (1 @ 3,017, 2 @ 2,786 sq. ft.) at Fallen Hills Dr., Brambleton Landbay 3, tax map /92/D38//2276/, //2277/, //2314/ (contractor: Winchester Homes, Inc.);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 1 \$250,000 SFD (2,903 sq. ft.) at 23438 Virginia Rose Pl., Brambleton Landbay 3, tax map /92/D38//2127/ (contractor: Virginia Residential Construction);

Branch Banking & Trust Co., 3450 Pacific Ave., Virginia Beach, VA 23451-2835; build 2 \$159,000 SFDs (1 @ 3,291, 1 @ 3744 sq. ft.), at Roundup Pl., Little River Farms, tax map /89//13////12, ////14/ (contractor: Stanley Martin Companies, Inc.);

Centex Homes, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 1 \$400,000 SFD (3,028 sq. ft.) at 42658 Windflower Dr., Brambleton Landbay 3, tax map /92/D38//2198/ (contractor: Pulte Home Corporation);

Courtland Farm Loudoun, LLC, P.O. Box 3850, Reston, VA 20195-1850; build 2 \$150,000 SFDs (1 @ 2,973, 1 @ 2,550 sq. ft.) at O'Connors Ci., Courtland Rural Village, tax map /76/A/7///203/, ///208/ (contractor: NVR, Inc.);

Courtland Farm Loudoun, LLC, P.O. Box 3850, Reston, VA 20195-1850; build 1 \$150,000 SFD (2,783 sq. ft.) at

40652 Banshee Dr., Courtland Rural Village, tax map /76/A/7///221/ (contractor: NVR, Inc.);

Crystal Homes, LLC, P.O. Box 508, Round Hill, VA 20142-0508; build 1 \$125,000 SFD (1,846 sq. ft.) at 13378 Berlin Tpke., Bolington Estates, tax map /17///6///3-1/ (contractor: Trebor Construction Co.);

D.R. Horton, Inc., 11216 Waples Mill Rd., #105, Fairfax, VA 22030; build 1 \$200,000 SFD (3,074 sq. ft.) at 43175 Rosehaven Pl., Cookes Crossing, tax map /49//60///2/ (contractor: D.R. Horton);

D.R. Horton, Inc., 11216 Waples Mill Rd., #105, Fairfax, VA 22030-6099; build 1 \$200,000 SFD (3,315 sq. ft.) at 18473 Sweetberry Ct., Cookes Crossing, tax map /49//60///12/ (contractor: D.R. Horton);

Drees Company, 9817 Godwin Dr., #201, Manassas, VA 20110-4156; build 1 \$150,000 SFD (2,415 sq. ft.) at 42282 Sand Pine Pl., Treburg, tax map 101///8///33/ (contractor: Drees Company);

Drees Company, 9817 Godwin Dr., #201, Manassas, VA 20110-4156; build 1 \$150,000 SFD (3,495 sq. ft.) at 25000 Virginia Pine Ct., Treburg, tax map 101///8///40/ (contractor: Drees Company);

Elk Run Properties, LL, 12021 Sunset Hills Rd., #200, Reston, VA 20190-5895; build 2 \$150,000 SFDs (1 @ 2,688, 1 @ 2,920 sq. ft.) at Tippman Pl., Estates at Elk Run, tax map 106/F/5///39/, ///65/ (contractor: NVR, Inc.);

Elk Run Properties, LLC, 12021 Sunset Hills Rd., #200, Reston, VA 20190-5895; build 1 \$150,000 SFD (2,920 sq. ft.) at 25998 Kimberly Rose Dr., Estates at Elk Run, tax map 106/F/5///68/ (contractor: NVR, Inc.);

Enclave 21, LLC, 10205 Cedar Pond Dr., Vienna, VA 22182-2906; build 1 \$400,000 SFD (4,849 sq. ft.) at 40513 Grogan Ct., Estates at Creighton Farms, tax map /90//11///21/ (contractor: Apex Custom Homes, LLC);

Evergreen Village, LLC, 4443 Brookfield Corp. Dr., #200, Chantilly, VA 20151-4023; build 3 \$175,000 SFDs (3,198 sq. ft.) at Dublane Pl., Evergreen Village, tax map /77/C/3///165/, ///166/, //167/ (contractor: U.S. Homes Corporation);

Evergreen Village, LLC, 4443 Brookfield Corp. Dr., #200, Chantilly, VA 20151-4023; build 4 \$160,000 SFDs (2,701 sq. ft.), at Providence Forge Dr., Evergreen Village, tax map /77/C/3///181/ ///182/, ///183/, ///184/ (contractor: U.S. Home Corporation);

Evergreen Village, LLC, 4443 Brookfield Corp. Dr., #200, Chantilly, VA 20151-4023; build 4 \$160,000 SFDs (2,701 sq. ft.) at Dublane Pl., Evergreen Village, tax map /77/C/3///160, ///161/, ///163/, ///164/ (contractor: U.S. Homes Corporation);

Evergreen Village, LLC, 4443 Brookfield Corp. Dr., #200, Chantilly, VA 20151-4023; build 1 \$170,000 SFD (2,930 sq. ft.) at 41888 Dublane Pl., Evergreen Village, tax map /77/C/3///159/ (contractor: U.S. Homes Corporation);

Fairhunt, Inc., 3877 Fairfax Ridge Rd., #105N, Fairfax VA 22030; build 1 \$300,000 SFD (3,033 sq. ft.) at 42389 Moreland Point Ct., Moreland Estates, tax map /78//87///56/ (contractor: Carrhomes, Inc.);

Glynn Tarra Estates, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 3 \$159,000 SFDs (1 @ 3,107, 2 @ 3,291 sq. ft.) at Round Knoll Ct., Hamlets of Blue Ridge, tax map /33//18///37/, ///47/, ///48/ (contractor: Stanley Martin Companies, Inc.);

Glynn Tarra Estates, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,308 sq. ft.) at 42090 Panorama Pl., Glynn Tarra Estates, tax map /19//26///18/ (contractor: Stanley Martin Companies, Inc.);

Glynn Tarra Estates, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,286 sq. ft.) at 42041 Glynn Tarra Pl., Glynn Tarra Estates, tax map /19//26///14/ (contractor: Stanley Martin Companies, Inc.);

Gulick Group, Inc., 12021 Sunset Hills Rd., #200, Reston, VA 20190-5895; build 4 \$250,000 SFDs (2 @ 3,688, 1 @ 3,520, 1 @ 3,811 @ sq. ft.), at Olympia Dr., Brambleton Land Bay 2, tax map /92/D25//1704/, //1706/, //1722/, //1726/ (contractor: Gulick Group);

J G S Residential, LLC, 913 Ridgebrook Rd., #320, Sparks Glenco, MD 21152-9466; build 3 \$150,000 SFDs (1 @ 2425, 1 @ 1,978, 1 @ 2,349 sq. ft.) at Tilgham Pl., Kingsridge Estates, tax map //9//B/2///63/, ///69/, ///73/ (contractor: NVR, Inc.);

K Hovnanian Homes of Virginia, Inc., 4090 Lafayette Center Dr., #A, Chantilly, VA 20151-1244; build 1 \$250,000 SFD (2,394 sq. ft.) at 17318 Smokey View Ct., Ridgeview Estates, tax map /34/D/2///14/ (contractor: K Hovnanian Companies);

KB Home Virginia, Inc., 10475 Fortune Pkwy., #100, Jacksonville, FL 32256-3674; build 1 \$175,000 SFD (3,224 sq. ft.) at 42026 Mill Quarter Pl., Evergreen Village, tax map /77/C/2///116/ (contractor: KB Home Virginia, Inc.);

KB Home Virginia, Inc., 10475 Fortune Pkwy., #100, Jacksonville, FL 32256-3674; build 1 \$175,000 SFD (3,206 sq. ft.) at 42017 Donnington Pl., Evergreen Village, tax map /77/C/2///76/ (contractor: KB Home Virginia, Inc.);

Kelly B. Howard, 360 Woodfield Ln., Winchester, VA 22602-2157; build 1 \$115,000 SFD (1,945 sq. ft.) at 830 Kinvarra Pl., Village Case, tax map /36/E18///141/ (contractor: Carrington Builders, L.C.);

Madge S. Taylor, Trust, 2534 Burrland Ln., The Plains, VA 20198-1610; build 1 \$70,000 SFD (1,104 sq. ft.), new principal dwelling at 35311 Snake Hill Rd., tax map /72/////30/;

Matthew W. Parse, 37738 Wright Farm Dr., Purcellville, VA 20132-9642; build 1 \$78,000 SFD (2,880 sq. ft.), conversion of barn to SFD at 37738 Wright Farm Dr., Wright Farm, tax map /36//34///100/ (contractor: Greenwood Homes, LLC);

Maya A. Ryzhkova, 36964 Basswood Ct., Purcellville, VA 20132-3421; build 1 \$250,000 SFD (2,453 sq. ft.) at 34894 Paxson Rd., tax map /42/////82B/;

NVP, Inc., 9300 Grant Ave., #300, Manassas, VA 20110-5069; build 1 \$150,000 SFD (3,425 sq. ft.) at 21455 Grey Slate Ct., Ashburn Reserve, tax map /79//86/////5/ (contractor: NVP, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 1 \$150,000 SFD at 42222 Oasis Ct., Little River Commons, tax map 100/F/4/////79/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$150,000 SFDs (2,952 sq. ft.), at Jubilant Dr., Kirkpatrick Farms, tax map 105/B22/////1/, ///32/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 1 \$150,000 SFD (1,944 sq. ft.) at 20 Tilgham Pl., Kingsridge Estates, tax map //9/B/2/////71/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$98,000 SFD (2,867 sq. ft.) at Ashgarten, Avonlea, tax map 101/H/3///111/, ///114/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 1 \$150,000 SFD (2,344 sq. ft.) at 42252 Palm Cove Ct., Little River Commons, tax map 100/F/4/////89/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$150,000 SFDs (1 @ 2,728, 1 @ 3,122 sq. ft.) at White Sands Dr., Little River Commons, tax map 100/F/4///100/, ///97/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$150,000 SFDs (1 @ 3,343, 1 @ 2,450 sq. ft.) at O'Connors Ci., Courtland Rural Village, tax map /76/A/7///210/, ///213/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$150,000 SFDs (1 @ 2,566, 1 @ 3,126 sq. ft.) at Banshee Dr., Courtland Rural Village, tax map /76/A/7///222/, ///225/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 1 \$150,000 SFD (3,433 sq. ft.) at 24885 Castleton Dr., Avonlea, tax map 101/H/5/////2/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 1 \$150,000 SFD (2,924 sq. ft.) at 25154 Beach Pl., Little River Commons, tax map 100/F/1///21/ (contractor: NVR, Inc.);

Nigel & Beverly B. McCallum, 44783 Quarry Ct., Lovettsville, VA 20180-2519; build 1 \$50,000 SFD (4,902 sq. ft.) at 44783 Quarry Ct., Potomac Point, tax map //4///5///30/ (contractor: Old School Carpentry);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 2 \$250,000 SFDs (1 @ 1,711, 1 @ 2,501 sq. ft.) at Cruden Bay Dr., Potomac Green, tax map /62/P11///124/, ///129/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 2 \$475,000 SFDs (1 @ 3351, 1 @ 3,138 sq. ft.) at Harvest Hills Dr., Townes at East Gate, tax map 107/B/2///291/, ///293/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 6 \$475,000 SFDs (1 @ 2,953, 1 @ 2,938, 1 @ 3,138, 3 @ 3,351 sq. ft.) at Aldie Mill Ct., Townes at East Gate, tax map 107/B/2///295/, ///298/, ///299/, ///300/, ///301/, ///304/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., Fairfax, VA 22030-7303; build 1 \$400,000 SFD (3,448 sq. ft.) at 42695 Ravenglass Dr., Windermere, tax map /92/B/3///183/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 1 \$450,000 SFD (5,023 sq. ft.) at 20610 Arrow Creek Dr., Red Cedar North Village, tax map /77/B/5///264/ (contractor: Pulte Home Corporation);

Ronald M. & Nancy R. Trenti, 8909 Melwood Rd., Bethesda, MD 20817-3229; build 1 \$321,868 SFD (1,999 sq. ft.) at 23334 Wildwood Ln., tax map /86/////18F (contractor: Virginia Carpenters, Inc.);

South Riding Partners, L.P., 19775 Belmont Executive Plz., #250, Ashburn, VA 20147; build 1 \$250,000 SFD (3,317 sq. ft.) at 25150 Ulysses St., South Riding, tax map 106/B62///303/ (contractor: Toll Brothers, Inc.);

South Riding Partners, L.P., 19775 Belmont Executive Plz., #250, Ashburn, VA 20147; build 3 \$250,000 SFDs (1 @ 2,808, 1 @ 3,638, 1 @ 2,792 sq. ft.) at Riding Center Dr., South Riding, tax map 106/B60///159/, ///162/, ///170/ (contractor: Toll Brothers, Inc.);

South Riding Partners, L.P., 19775 Belmont Executive Plz., #250, Ashburn, VA 20147; build 1 \$250,000 SFD (3,468 sq. ft.) at 42522 Pelican Dr., South Riding, tax map 106/B64///204/ (contractor: Toll Brothers, Inc.);

Toll Land IX, L.P., 19775 Belmont Executive Plz., #25, Ashburn, VA 20147-7601; build 1 \$200,000 SFD (4,635 sq. ft.) at 15363 Bankfield Dr., Waterford Ridge, tax map /29//19/////19/ (contractor: Toll Brothers, Inc.);

Two Greens/Kirkpatrick, LLC, 8614 Westwood Center Dr., #900, Vienna, VA 22182-2265; build 3 \$150,000 SFDs (1 @ 2,699, 1 @ 3577, 1 @ 3,896 sq. ft.) at Bostonian Pl., Kirkpatrick Farms, tax map 105/B23///19/, ///45/, ///47/ (contractor: NVR, Inc.);

Van Metre Homes at Belmont Trace, 5252 Lyngate Ct., Burke, VA 22015-1688; build 1 \$250,000 SFD (3,004 sq. ft.) at 23257 Arthur Amos Ct., Belmont Trace, tax map /92/D40/////5/ (contractor: Virginia Residential Construction);

Van Metre Homes at Belmont Trace, 5252 Lyngate Ct., Burke, VA 22015-1688; build 4 \$250,000 SFDs (1 @ 2,808, 1 @ 3,004, 2 @ 2,757 sq. ft.) at Nickens Pl., Belmont Trace, tax map /92/D40///12/, ///14/, ///45/, ///46/ (contractor: Virginia Residential Construction);

Van Metre Homes at Broadlands, LLC, 5252 Lyngate Ct., Burke, VA 22015; build 2 \$250,000 SFDs (4,150 sq. ft.) at Dobson Ct., tax map /78/////42/, /////42D (contractor: Virginian Residential Construction);

Washington Homes, Inc. of Virginia, 4090 Lafayette Center Dr., #A, Chantilly, VA 20151-1244; build 2 \$250,000 SFDs (1 @ 4,428, 1 @ 4,202 sq. ft.), at Pasture Rose Pl., Evergreen Hamlets Hamlet 2, tax map /91/B/2///36/, ///37/ (contractor: K Hovnanian Homes of Virginia, Inc.);

Waxpool Village, L.C., 1355 Beverly Rd., #240, McLean, VA 22101-3649; build 1 \$185,000 SFD (4,905 sq. ft.) at 42754 Virginia Oak Ct., Village of Waxpool, tax map /78/D/3///85/ (contractor: Craftmark Homes, Inc.);

Winchester Homes, Inc., 6905 Rockledge Dr., #800, Bethesda, MD 20817-1873; build 2 \$200,000 SFDs (2813) at Morning Walk Dr., Brambleton Landbay 3, tax map /92/D37//2559/, //2577/ (contractor: Winchester Homes, Inc.);

Winchester Homes, Inc., 6905 Rockledge Dr., #800, Bethesda, MD 20817-1873; build 1 \$200,000 SFD (3,357 sq. ft.) at 25150 Great Berkhamsted Dr., Stratshire Crossing, tax map 100/F/3///21/ (contractor: Winchester Homes, Inc.);

Woodlands Neighborhoods, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,249 sq. ft.) at 22377 Aging Oak Dr., Woodland, tax map /90/B/3///54C (contractor: Stanley Martin Companies, Inc.);

Woodlands Neighborhoods, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,053 sq. ft.) at 22374 Gateshead Wy., Woodland, tax map /90/B/3///64C (contractor: Stanley Martin Companies, Inc.);

Woodlands Neighborhoods, LLC, 11111 Sunset Hills Rd., #200, Reston, VA 20190-5373; build 1 \$159,000 SFD (3,918 sq. ft.) at 22356 Harrier Ln., Woodland, tax map /90/B/3///72D (contractor: Stanley Martin Companies, Inc.);

Wright Farm, LLC, 4443 Brookfield Corp. Dr., #100, Chantilly, VA 20151; build 1 \$200,000 SFD (4,333 sq. ft.) at 16918 Wetherfield Ct., Wright Farm, tax map /36//44/////7/ (contractor: U.S. Homes Corporation).

Townhomes

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 1 \$250,000 TH (2,110 sq. ft.) at 22583 Highcroft Te., Brambleton Landbay 2, tax map /92/D35//1977/ (contractor: Virginia Residential Construction);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 4 \$250,000 THs (1 @ 2741, 3 @ 2,309 sq. ft.) at Flowing Spring Sq., Brambleton Landbay 2, tax map /92/D35//2024/, //2025/, //2026/, //2027/ (contractor: Beazer Homes Corporation);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 6 \$150,000 THs (1 @ 2110, 2 @ 2,024, 3 @ 2,212 sq. ft.) at Highcroft Te.,

Brambleton Landbay 2, tax map /92/D35//1971/, //1972/, //1973/, //1974/, //1975/, //1976/ (contractor: Virginia Residential Construction);

Brambleton Group, LLC, 42395 Ryan Rd., #301, Brambleton, VA 20148-4867; build 8 \$300,000 THs (3 @ 1,870, 3 @ 2,063, 2 @ 2,521 sq. ft.) at Redeemer Te., Brambleton Landbay 2, tax map /92/D36//1844/, //1845/, //1846/, //1847/, //1848/, //1849/, //1850/, //1851/ (contractor: Pulte Home Corporation);

Centex Homes, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 7 \$75,000 THs (2 @ 2964, 2 @ 2,544, 3 @ 2,964 sq. ft.) at Keiller Te., Goose Creek Village N, tax map /78/F/1///47/, ///48/, ///49/, ///50/, ///51/, ///52/, ///53/ (contractor: Pulte Home Corporation);

Centex Homes, 3684 Centerview Dr., #100, Chantilly, VA 20151-4301; build 7 \$300,000 THs (3 @ 1,863, 2 @ 1,870, 2 @ 2,100 sq. ft.) at Faith Te., Brambleton Landbay 2, tax map /92/D36//1857/, //1858/, //1859/, //1860/, //1861/, //1862/, //1863/ (contractor: Pulte Home Corporation);

Loudoun Valley Associates, L.P., 19775 Belmont Executive Plz., #25, Ashburn, VA 20147-7601; build 3 \$150,000 THs (1 @ 2,780, 1 @ 2,757, 1 @ 2,832 sq. ft.) at North Brown Sq., Loudoun Valley Estates, tax map /92/C18///195/, ///196/, ///197/ (contractor: Toll Brothers, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 2 \$98,000 THs (2,867 sq. ft.) at Ashgarten Dr., Avonlea, tax map 101/H/3///112/, ///113/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 5 \$98,000 THs (2 @ 2,053, 2 @ 2,041, 1 @ 2,024 sq. ft.) at Spyder Pl., Estates at Elk Run, tax map 106/F/4///95/, ///96/, ///97/, ///98/, ///99/ (contractor: NVR, Inc.);

NVR, Inc., 3926 Pender Dr., #200, Fairfax, VA 22030-0976; build 4 \$98,000 THs (2,915 sq. ft.) at Beach Pl., Little River Commons, tax map 100/F/1///153/, ///154/, ///155/, ///156/ (contractor: NVR, Inc.);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 6 \$300,000 THs (5 @ 2,049, 1 @ 1,340 sq. ft.) at McKay Te., Townes at East Gate, tax map 107/B/1///54/, ///56/, ///57/, ///58/, ///59/, ///60/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 9 \$300,000 THs (4 @ 2,494, 3 @ 2,178, 2 @ 1,654 sq. ft.) at Callaway Sq., Potomac Green, tax map /62/P/6//933/, //934/, //935/, //936/, //937/, //938/, //948/, //949/, //950/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 6 \$300,000 THs (1 @ 2,049, 1 @ 2,752, 1 @ 3,232, 3 @ 2,964 sq. ft.) at Hopton House Te., Townes at East Gate, tax map 107/B/1///60/, ///61/, ///62/, ///63/, ///64/, ///65/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 8 \$300,000 THs (4 @ 2,266, 4 @ 2,220 sq. ft.) at Valley Falls Sq., Potomac Green, tax map /62/P11////1/, ////2/, ////3/, ////4/, ////5/, ////6/, ////7/, ////8/ (contractor: Centex Homes);

Pulte Home Corporation, 10600 Arrowhead Dr., Fairfax, VA 22030-7303; build 5 \$300,000 THs (4 @ 2,917, 1 @ 2,719 sq. ft.) at Wilmar Sq., Windermere, tax map /92/B/4////6/, ////7/, ////8/, ////9/, ////10/ (contractor: Pulte Home Corporation);

Pulte Home Corporation, 10600 Arrowhead Dr., #225, Fairfax, VA 22030-7306; build 1 \$300,000 THs (2,049 sq. ft.) at 25464 Schooley Mill Te., Townes at East Gate, tax map 107/B/1////53/ (contractor: Pulte Home Corporation.).

Residential Totals

New Single Family Detached: 110
New Townhomes: 82

Commercial

Ashburn Village Center, LLC, 7501 Wisconsin Ave., #1500, Bethesda, MD 20814-6522; do 1 \$39,587 (2,534 sq. ft.), tenant fit-up at 44050 Ashburn Shopping Plz., Suite 163, Ashburn Village, tax map /62/E/5//70B1A (contractor: Benchmark Construction, Inc.);

B D C Gateway Limited Partnership, 5301 Wisconsin Ave., N.W., #600, Washington, DC 20015-2044; do (1 @ 2,220, 1 @ 12,928 sq. ft.), installation of systems furniture, 2 @ \$50,000, totaling \$100,000 at 21400 Ridgetop Ci., Suites 200 & 300, Loudoun Tech Center, tax map /81///6//6A1/;

Brambleton Town Center Assct., LLC, 8405 Greensboro Dr., #830, McLean, VA 22102-5121; do 1 \$24,163 (7,511 sq. ft.), existing tenant alterations at 42385 Ryan Rd., Suite 200, Brambleton Landbay 2, tax map /92/D22////Q/ (contractor: Hubert Construction, LLC);

Carlyle/Cypress Leesburg I, LLC, 1751 Pinnacle Dr., #700, McLean, VA 22102-4003; build (1 @ 1,831, 1 @ 64,789, 1 @ 114,162, 1 @ 11,101, 1 @ 2,701 sq. ft.), base theater building @ 1,300,000 & new space/theater shell @ \$25,000 & 4 tenant fit-ups @ \$700,000, \$200,000, & \$550,000 & \$73,000, totaling \$2,848,000 at 101 Crosstrail Blvd., S.E., Base Building, 2nd Floor, 2nd Floor Theater, Suite 109/Lobby, Suite 112, 115, Village at Leesburg, tax map /49/F/3////3/ (contractor: Vratisnas Construction Co. / DLP Construction Company, Inc. / Masters Mechanical Service);

Carlyle/Cypress Leesburg I, LLC, 1751 Pinnacle Dr., #700, McLean, VA 22102-4003; do 1 \$35,000, tenant fit-up for future tenant at 101 Crosstrail Blvd., S.E., Suite 124,

Village at Leesburg, tax map /49/F/3////3/ (contractor: K3 Construction Group, Inc.);

Chelsea GCA Realty Partnership, L.P., P.O. Box 6120, Indianapolis, IN 46206-6120; do 1 \$95,000 (2,970 sq. ft.), tenant fit-up at 241 Fort Evans Rd., N.E., Chelsea, tax map /49//27////5/ (contractor: Argonaut Construction Co., Inc.);

Chelsea GCA Realty Partnership, L.P., P.O. Box 6120, Indianapolis, IN 46206-6120; do 1 \$63,455 (3,977 sq. ft.), tenant fit-up at 241 Fort Evans Rd., N.E., Suite 241, Chelsea, tax map /49//27////5/ (contractor: Rectenwald Brothers Construction);

County of Loudoun, P.O. Box 7000, Leesburg, VA 20177-7000; build 1 \$1,260,000 (9,202 sq. ft.), addition at 41975 Loudoun Center Pl., Loudoun County Board of Supervisors, tax map /60////////12/ (contractor: E.E. Reed Construction, L.P.);

Digital Loudoun II, LLC, 43881 Devin Shafron Dr., #105, Ashburn, VA 20147-7346; build (1 @ 139,598, 1 @ 10, 0728, 1 @ 10, 508, 1 @ 12.522 sq. ft.), 2 shell building/no interior walls @ \$4,060,000.00 & \$3,380,000.00; and two core/common areas \$2,320,000.00 & \$1,721,326.00, totaling \$11,481,326 at 43790 Devin Shafron Dr., Buildings E & F, Loudoun Exchange, tax map /79//59////4E (contractor: Arco Design/Build Construction);

Digital Loudoun II, LLC, 43881 Devin Shafron Dr., #105, Ashburn, VA 20147-7346; do 1 \$37,297 (14,875 sq. ft.), tenant fit-up at 43915 Devin Shafron Dr., Suites 130 & 140, Loudoun Exchange, tax map /79//59////2/;

Dulles Town Center Mall, LLC, 2000 Tower Oaks Blvd., Fl. 8, Rockville, MD 20852-4284; do 2 (1 @ 2081, 1 @ unknown sq. ft.), existing tenant alterations @ \$475,000 & \$50,000.00, totaling \$525,000 at 21100 Dulles Town Center, Dulles Town Center Mall, tax map /80////////97/ (contractor: Horizon Retail Construction,);

F.P. Ashburn, LLC, 7600 Wisconsin Ave., 11th Fl., Bethesda, MD 20814-3657; do 1 \$490,000 (54,411 sq. ft.), tenant fit-up at 21625 Red Rum Dr., tax map /79//69//35A5/;

FP Ashburn, LLC, 7600 Wisconsin Ave., 11th Fl., Bethesda, MD 20814-3657; do 1 \$29,300 (6,990 sq. ft.), tenant fit-up at 21625 Red Rum Dr., Suite 155, tax map /79//69//35A5/ (contractor: Taft Construction, Inc.);

First Potomac View, LLC, 13891 Metrotech Dr., Chantilly, VA 20151-3245; do (1 @ 13, 454 sq. ft.), tenant fit-up @ \$75,000 & build addition @ \$100,000, totaling \$175,000 at 46116 Lake Center Plz., Potomac Lakes, tax map /81/S15////5/;

Franchise Realty Interstate Corp., 800 E. Northwest Hwy., #204, Mount Prospect, IL 60056-345; build 1 \$275,000 (3,962 sq. ft.), new restaurant at 335 Market St.,

E., Parker, tax map /48/G/2////2/ (contractor: Max Construction Company);

G & E Holdings, LLC, 19095 Dalton Points Pl., Leesburg VA 20176-3835; do 1 \$20,000 (2,182 sq. ft.), tenant fit-up at 19440 Golf Vista Plz., Suite 120, Lansdowne Executive Center, tax map /62//62P1/120/ (contractor: A.W. Smith III Enterprises, Inc.);

George Washington University, 2121 Eye St., N.W., #701, Washington, DC 20052-0001; do 1 \$75,000 (4,775 sq. ft.), renovations at 44983 Knoll Sq., University Center, tax map /63/E/3////I1/;

Goose Creek Retail, LLC, 1712 I St., N.W., #305, Washington, DC 20006; do (1 @ 5,025, 1 @ 543 sq. ft.), tenant fit-ups @ \$40,000 & \$28,000, totaling \$68,000 at 42780 Creek View Plz., Suites 100 & 115, McKelville, tax map /78//86////D/ (contractor: J.K. Group, Inc.);

Howard Hughes Medical Institute, 4000 Jones Bridge Rd., Chevy Chase, MD 20815-6720; do (1 @ 800, 1 @ 4,067 sq. ft.), conversion of dock to maintenance room and office @ \$24,000 & storage shed @ \$120,000, totaling \$144,000 at 19746 Pickens Manor Ln., tax map /62//////1-2/ (contractor: Gainesville Construction, LLC);

Juno-Loudoun, LLC, 22616 James Monroe Hwy., Aldie, VA 20105; build 1 \$500,000 (4,772 sq. ft.), cart barn at 22255 Creighton Farms Dr., Estates at Creighton Farms, tax map /90//////12/ (contractor: Suffolk Construction Co., Inc.);

Juno-Loudoun, LLC, 22616 James Monroe Hwy., Aldie, VA 20105; build 1 \$500,000 (586 sq. ft.), waste water control building at 22255 Creighton Farms Dr., Estates at Creighton Farms, tax map /90//////12/ (contractor: Ball-Rock, Inc.);

Juno-Loudoun, LLC, 22616 James Monroe Hwy., Aldie, VA 20105; build 1 \$5,800,000 (28,773 sq. ft.), new clubhouse at 22255 Creighton Farms Dr., Estates at Creighton Farms, tax map /90//////12/ (contractor: Suffolk Construction Co., Inc.);

Loudoun Corporate Center 2, LLC, 2560 Lord Baltimore Dr., Baltimore, MD 21244-2666; do 1 \$148,800 (12,000 sq. ft.), tenant fit-up at 21660 Red Rum Dr., Suites 178-193, Ashburn Technology Park, tax map /79//68//SEC2/;

Loudoun County School Board, 21000 Education Ct., #400, Broadlands, VA 20148-5526; do 1 \$100,000, interior alterations at 98 Seneca Ridge Dr., tax map /82//////5/ (contractor: TMG Construction);

Loudoun County School Board, 21000 Education Ct., #400, Broadlands, VA 20148-5526; do 1 \$100,000, interior alterations at 551 A St. E., tax map /35//////109/ (contractor: TMG Construction);

Loudoun County School Board, 21000 Education Ct., #400, Broadlands, VA 20148-5526; do 1 \$100,000, interior

alterations at 201 Holly Ave., W., Sterling Park, tax map /81/F/1////M/ (contractor: TMG Construction);

Loudoun County School Board, 21000 Education Ct., #400, Broadlands, VA 20148-5526; do 1 \$100,000 (7,000 sq. ft.), gym renovations at 407 Market St., E., tax map /48//////102/;

Loudoun County School Board, 21000 Education Ct., #400, Broadlands VA 20148-5526; do 1 \$100,000, interior alterations at 490 Evergreen Mill Rd., S.E., tax map /48//////73A (contractor: TMG Construction);

Magaziner Family Investments, LLC, 139 Via Paradisio, Palm Beach Gardens, FL 33418-6204; do 1 \$20,000 (750 sq. ft.), tenant fit-up at 952 Edwards Ferry Rd., N.E., Shenandoah Square Ce., tax map /49//6////B/;

O J B/1600 University Blvd., L.C., et al, 7801 Norfolk Ave., #200, Bethesda, MD 20814; do 1 \$24,876, installation of fire doors at 1200 Severn Wy., E., Nessys Corporation, tax map /80//////93/ (contractor: GL Construction, Inc.);

P. L. Dulles, LLC, 3333 New Hyde Park Rd., New Hyde Park, NY 11042; do 1 \$150,000 (32,766 sq. ft.), tenant fit-up at 45575 Dulles Eastern Plz., Dulles Town Crossing, tax map /80//22////A2/;

Parminder & Anita Chawla, 19420 Golf Vista Plz., #340, Leesburg, VA 20176-8268; do 1 \$25,000 (1,700 sq. ft.), tenant fit-up at 19420 Golf Vista Plz., Suite 340, Lansdowne Executive Center, tax map /62//62P2/340/ (contractor: M.A. Runey, Inc.);

Pleasant Valley Holdings, LLC, 25284 Pleasant Valley Rd., #108, Chantilly, VA 20152-1324; build 1 \$20,000 (450 sq. ft.), mezzanine at 25284 Pleasant Valley Rd., Suite 108, Cub Run Commercial Co.;

Riverair, L.C., 1300 Piccard Dr., Rockville, MD 20850-4303; do (1 @ 9,974, 1 @ 248 sq. ft.), tenant fit-up expansion @ \$36,000 & existing bathroom renovation @ \$11,000, totaling \$47,000 at 751 Miller Dr., S.E. Suites D-1, H & I, Richlynn Dev., tax map /60//6////G/;

Servervault Corp., P.O. Box 2145, Ashburn, VA 20146-9045; do 1 \$35,350 (681 sq. ft.), installation of concrete slab for generator pad at 1506 Moran Rd., Four Corners Industrial Park, tax map /94//8////4/;

South Riding Proprietary, 19775 Belmont Exec. Plz., #250, Ashburn, VA 20147; build 1 \$25,000, retaining walls at or near South Riding, South Riding, tax map 106/B64////C/ (contractor: Toll Brothers, Inc.);

The George Washington University, 2100 Pennsylvania Ave., N.W., #250, Washington, DC 20037-3217; do 1 \$40,000, installation of telecommunications equipment at 20101 Academic Wy., University Center, tax map /63/E/1////2/ (contractor: Helpcomm, Inc.);

Toll Road Investors Partnership II, L.P., 45305 Catalina Ct., #102, Sterling, VA 20166-2337; do 2 installation of telecommunications equipment @ \$10,000,

totaling \$20,000 at 21251 Claiborne Pkwy., Toll Road Investors, tax map /60/////7BTR1 (contractor: Teltronic Towers, Inc.);

Town of Round Hill, P.O. Box 36, Round Hill, VA 20142-0036; do 1 \$50,000, installation of telecommunications equipment at 17144 Evening Star Dr., Round Hill, tax map /34//30//I-A/;

Unet Technologies, Inc., 500 Clinton Center Dr., Clinton, MS 39056-5678; do 1 \$123,000 (2,750 sq. ft.), tenant alteration at 21830 Unet Dr., MCI/NO VA Campus, tax map /79//84/////G/;

Verisign Information Services, Inc., 487 E. Middlefield Rd., Mountain View CA 94043-4047; do 1 \$200,000 (30,000 sq. ft.), existing tenant alterations at 22340 Dresden St., Broad Run Business Center, tax map /94//28/////1/ (contractor: Hitt Contracting, Inc.);

Visa USA, Inc., P.O. Box 8999, San Francisco, CA 94128-8999; do 1 \$800,000 (69,643 sq. ft.), existing tenant alterations at 44901 Russell Branch Pkwy., Dulles Overlook, tax map /80//32//B-1/ (contractor: Holder Construction, LLC);

Washington Real Estate Investment, 6110 Executive Blvd., #800, Rockville, MD 20852-3927; do 1 \$114,930 (3,115 sq. ft.), tenant fit-up at 19500 Sandridge Wy., Suite 100, Lansdowne Parcel N, tax map /62//64//PH4/ (contractor: Trinity Group Construction, Inc.)

Land Use Applications Approved July 2010

CPAP-2006-0111 (Approved 07/13/10) - Arcola Section 1 (Madison at Arcola); construction plans and profiles for 41 single family detached lots and related infrastructure on 152.48 acres zoned TR3UBF, located at 41815 Shockey Farms Ln., Aldie, PIN# 244-19-8085, Dulles Dist.

CPAP-2008-0118 (Approved 07/20/10) - Kincora-Pacific Boulevard (NA Dulles Real Estate Investor LLC); Approved revisions to construction plans and profiles for 4,600 feet of a four-lane divided public roadway with additional turn lanes with associated infrastructure improvements on 313.91 acres zoned PDIP., PIN# 041-298-2380, Broad Run Dist.

CPAP-2010-0017 (Approved 07/28/10) - Rockbridge Section 2A (Drees Homes, 9817 Godwin Dr., #201, Manassas, VA 20110 (703) 257-3434; approved plans for 34 SFD lots, 3 open space parcels and public utilities on 42.24 acres., located northeast quadrant of Braddock Rd. and Lenah Rd., tax map 99/7/1B, 99/7/3A & 99/17/1, PIN# 287-35-5474, 287-36-3595 & 326-30-3265, Dulles Dist., (agent: Paciulli, Simmons & Assoc., (703)777-2755).

CPAP-2010-0019 (Approved 07/12/10) - Seven Hills Section 2 (Gum Springs Associates LC, 8614 Westwood Center Dr., #900, Vienna, VA 22182 (703) 442-8992;

approved plans for revisions to CPAP-2006-0119 involving 396.26 acres., located south of Braddock Rd. east of Gum Spring Rd., tax map 105/11A, 105/12, 105/18D & 105/18E, PIN# 207-26-4590, 207-28-3973, 207-38-3775 & 207-38-3821, Dulles Dist., (agent: Urban Ltd., (703)642-8080).

CPAP-2010-0033 (Approved 07/23/10) - Potomac Green Section 12 (Pulte Home Corp., 10600 Arrowhead Dr., #225, Fairfax, VA 22030 (703) 934-9300; approved plans for revision of CPAP-2006-0066 to revise the grading in the rear yards and change the location of drainage swale and storm drainage easement on 22.9 acres, located at the north end of Marblehead Dr., tax map 62/P11/1, 62/P11/4, 62/P11/12B, 62/P11/12D, 62/P11/17 & 62/P11/18, PIN# 057-16-3111, 6892, 058-46-7454, 7529, 8046, 058-47-1233, 1430, 1628, 1826, 2041, 2122, 2238, 2319, 2436, 2517, 2714, 2733, 3030, 3227, 3425, 3622, 3646 & 4338, Broad Run Dist., (agent: Paciulli, Simmons & Assoc., (703)777-2755).

CPAP-2010-0036 (Approved 07/26/10) - Chase at Belmont Country Club (Toll Brothers Inc., 19775 Belmont Executive Plaza, #250, Ashburn, VA 20147 (703) 729-0951; approved plans for revision to CPAP-2005-0016 to change storm sewer alignment and outfall on 1.57 acres, located at intersection of Belmont Ridge Rd. and Belmont Station Dr., tax map 61/12/P4 & 61/12/84, PIN# 114-16-0209 & 114-16-1118, Broad Run Dist., (agent: ESE Consulting Inc., (571)291-8800).

CPAP-2010-0038 (Approved 07/29/10) - Loudoun Exchange Devin Shafron Drive (Archon Group LP WXIII/MDS Real, 1775 Pennsylvania Ave. NW, #300, Washington D.C. 20006 (202) 312-6728; approved plans for revision to CPAP-2000-0101 for the extension of existing Devin Shafron Drive connecting to existing Metro Center Drive involving 17.56 acres, located south side of Shellhorn Road, tax map 79/59/3D & 79/59/4E, PIN# 089-36-7531 & 089-37-1858, Dulles Dist., (agent: Urban Ltd., (703)642-2306).

DEDI-2008-0012 (Approved 07/28/10) - Briarfield Estates Taft Property (The Peterson Companies); approved a request for a dedication plat for right-of-way dedication and various easements on 1.15 acres zoned CR1., 42296 Briarfield Ln., Aldie, PIN# 202-19-9393, Dulles Dist..

FPAL-2008-0009 (Approved 07/26/10) - Luck Stone (Luck Stone Corporation, 515 Stone Mill Dr., Manakin, VA 23102 (804) 784-6300; approved plans for a floodplain alteration for stream restoration at Luck Stone Quarry in Leesburg on 285.94 acres zoned MRHI & PDGI, located along Rt. 653 between Goose Creek and Sycolin Creek across from the existing Luck Stone Quarry in Leesburg, tax map 61/6, 61/6D & 61/8, PIN# 151-16-0598, 151-36-2959 & 151-37-7403, Catocin Dist., (agent: Angler Environmental, (804)353-6014).

FPST-2008-0006 (Approved 07/23/10) - Luck Stone (Luck Stone Corporation, 515 Stone Mill Dr., Manakin, VA 23102 (804)784-6300; approved plans for a floodplain study for stream restoration at Luck Stone Quarry in Leesburg on 285.94 acres zoned MRHI & PDGI, located along Rt. 653 between Goose Creek and Sycolin Creek across from the existing Luck Stone Quarry in Leesburg, tax map 61/6, 61/6D & 61/8, PIN# 151-16-0598, 151-36-2959 & 151-37-7403, Catoctin Dist., (agent: Angler Environmental, (804)353-6014).

SBRD-2007-0001 (Approved 07/23/10) - Estates at Creighton Farms Section 4 (Juno Loudoun LLC, 11770 US Highway 1, #102, N. Palm Beach, FL 33408); approved plans for 44 SFD lots on 244.37 acres zoned AR1, located north of James Monroe Hwy., tax map 90/37 & 37B, Dulles Dist., (agent: William H. Gordon, (703)729-9009).

SPAM-2009-0069 (Approved 07/22/10) - Winsbury (Richmond American Homes, 12220 Sunrise Valley Dr., Reston, VA 20191 (703)390-0900; approved plans for amendment for berm grading lots 12-22 on 2.36 acres, located south of the intersection of Evergreen Mills Rd. and Gum Spring Rd., tax map 101/6/13, 101/6/14, 101/6/15, 101/6/16, 101/6/17 & 101/6/18, PIN# 162-35-1609, 162-35-2307, 162-35-2905, 162-35-3504, 162-35-4102, 162-35-4700, 162-35-5398, 162-35-5997 & 162-35-6594, Dulles Dist., (agent: Charles P. Johnson & Assoc., (703)385-7555).

SPAM-2010-0030 (Approved 07/29/10) - Ashburn Center Parcel J (Latisys-Ashburn LLC); approved a site plan amendment to the previously approved STPL-2002-0087 to revise the parking between building B and C to accommodate necessary electrical equipment on 15.21 acres., 21635 Red Rum Dr., Ashburn, PIN# 088-38-1788, Dulles Dist.

SPEX-2007-0040 (Approved 07/12/10) - Lovettsville Community Park (Loudoun County Parks & Recreation, 215 Depot Ct. SE, Leesburg, VA 20175 (703) 777-0343; approved special exception to permit active recreational uses and an outdoor amphitheater in accordance with Section 2-102 and Section 5-649 of the Revised 1993 Zoning Ordinance, located on/near Milltown Rd., tax map 9/63-1 & 9/63-2, PIN# 334-25-8285-001 & 002, Broad Run Dist.

SPEX-2009-0022 (Approved 07/12/10) - Lucketts Community Center (Office of Capital Construction, 211 Gibson St. NW, Leesburg, VA 20176 (571)258-3213; approved special exception to permit expansion of existing community center on 4.78 acres zoned CR4, located at 42361 Lucketts Rd., tax map 20/39, PIN# 179-40-7230, Catoctin Dist., (agent: Gordon Assoc., (703)729-9009).

SPEX-2009-0023 (Approved 07/12/10) - Bluemont Community Center (Office of Capital Construction, 211 Gibson St. NW, Leesburg, VA 20176 (571)258-3213; approved special exception to permit expansion of the existing community center and child day care facility on 2.0 acres zoned CR1, 33846 Snickersville Tnpk., tax map 42/24, PIN#

632-15-4042, Blue Ridge Dist., (agent: Gordon Assoc., (703)729-9009).

SPEX-2009-0024 (Approved 07/12/10) - Lucketts Community Center Child Care (Office of Capital Construction, 211 Gibson St., #123, Leesburg, VA 20176 (703)737-8054; approved plans for expansion of existing community center and child day care facility on 4.78 acres zoned CR4, 42361 Lucketts Rd., tax map 20/39, PIN# 179-40-7230, Catoctin Dist.

SPEX-2009-0025 (Approved 07/12/10) - Bluemont Community Center Child Care (Office of Capital Construction, 211 Gibson St., #123, Leesburg, VA 20176 (703)737-8054; approved plans for expansion of the existing community center and child day care facility on 2.0 acres zoned CR1, 33846 Snickersville Tnpk., tax map 42/24, PIN# 632-15-4042, Blue Ridge Dist.

SPEX-2009-0039 (Approved 07/12/10) - AT&T - GWU Research Building 1 (New Cingular Wireless PCS, LLC, 7050 Oakland Mills Rd., #130, Columbia, MD 20146 (518)431-9044; approved plans for a special exception to allow installation of telecommunications antennas on an existing building rooftop on 41.09 acres zoned PDRDP, 20085 Academic Way, tax map 62/E/1/2, PIN# 394-66-5590, Broad Run Dist., (agent: ACO Property Advisors Inc., (518)431-9044).

STPR-2009-0023 (Approved 07/28/10) - VA3795 Academic (New Cingular Wireless PCS, 7050 Oakland Mills Rd., Columbia, MD 21046 (518)431-9044; approved plans for revision to collocate up to 9 panel antennas on the rooftop of George Washington University's research building II on 41.09 acres, located north of the intersection of Presidential Dr. and George Washington Blvd., tax map 63/E/1/2, PIN# 039-46-6559, Broad Run Dist., (agent: ACO Property Advisors Inc., (518)431-9044).

STPR-2010-0014 (Approved 07/27/10) - Discovery Communications (Discovery Productions Group Inc., 1 Discovery Place, Silver Springs, MD 20910 (240)662-2348; approved plans for revision to STPL-1997-0068 and STPR-2007-0022 for construction of antennas and related infrastructure on 7.86 acres, located northeast quadrant of Shaw Rd. and Terminal Dr., tax map 94/10/1, PIN# 033-16-5945, Dulles Dist., (agent: The Engineering Groupe Inc., (540)710-5987).

STPR-2010-0024 (Approved 07/20/10) - Loudoun County Solid Waste Management Facility (Loudoun County Department of Construction and Waste Management, 211 Gibson St. NW, #123, Leesburg, VA 20176 (571) 258-3435; approved plans for revision to STPL-2005-0067 and STPR-2007-0033 to construct 2 gravel storage buildings pads and associated access and drainage features on 410.90 acres, located north of intersection of Woods Rd. and Evergreen Mills Rd., tax map 76/1/C, PIN# 278-49-1882, Catoctin Dist., (agent: Solid Waste Services, (703)834-0711).

ZMAP-2008-0021 (Approved 07/12/10) - Kincora Village Center (NA Dulles Real Estate Investor); approved application to rezone approximately 397 acres from PD-IP to PD-MUB to allow 1,400 multi family residential units, approximately 2,604,349 sq. ft. of office, 398,825 sq. ft. of retail, 269,851 sq. ft. of public, civic or institutional uses, and a 575,000 sq. ft. hotel, 21391 Pacific Blvd. Sterling, PIN# 041-29-8238, 042-29-6582, 042-49-0209, Broad Run Dist.

Real Estate Transactions of Interest July 7 through 30, 2010

Commercial/Land

West Church Road, LLC, to Campbell Road, LLC, 34 Weepingridge Ct.; San Mateo, CA 94402; sale on 07/08/10, Sterling, 1.53 acres, commercial, zoned C-1, at 1000 Ruritan Circle, Sterling, VA, 20166, Potomac District, (assessed value per deed is \$706,900), tax map /80/////////73/, PIN# 032-46-0467-000; \$850,000 (Instrument# 0040095).

Meladon, LLC, to Northeast Land and Investment Company, 5350 Lee Highway; Arlington, VA 22207-1608; sale on 07/16/10 of Condo Unit(s) 230, Jefferson Offices Condominium, improved, comm. condo, zoned PDOP, at 44121 Harry Byrd Highway, #230, Ashburn, VA, 20147, Broad Run District, 1 commercial condo building built in 2006 with a total unit area of 2,624 sq. ft., tax map /62//23CM/230/, PIN# 083-20-0530-024; \$721,600 (Instrument# 0041688).

Dong H. Chung, to 43670 Trade Center, LLC, 43670 Trade Center Place, #100; Sterling, VA 20166; sale on 07/19/10 of Condo Unit(s) 100, Building A, Dulles Trade Center I, improved, resid. condo, zoned PDGI, at 43670 Trade Center Pl., #100, Sterling, VA, 20166, Dulles District, 1 commercial condo building built in 2004 with a total unit area of 12,168 sq. ft. (assessed value per deed is \$1,581,800), tax map /93//12CM/100A, PIN# 092-35-9335-015; \$1,650,000 (Instrument# 0041888).

Dulles Trade Center ID, LP, to Karoo Holdings, LLC, 8229 Boone Boulevard, Suite 844; Vienna, VA 22182-2623; sale on 07/19/10 of Condo Unit(s) 115, Building D1, Dulles Trade Center I, improved, resid. condo, zoned PDGI, at 23465 Rock Haven Way, #115, Sterling, VA, 20166, Dulles District, 1 commercial condo with a total unit area of 4,221 sq. ft. (assessed value for both properties per deed is \$869,800), Condo Unit(s) 210, Building D1, Dulles Trade Center I, improved, resid. condo, zoned PDGI, at 23465 Rock Haven Way, #210, Sterling, VA, 20166, Dulles District, 1 commercial condo building with a total unit area of 2,404 sq. ft., tax map /93//12CM115D1 /93//12CM210D1, PIN# 092-25-5088-004, 092-25-5088-014; \$1,069,540 (Instrument# 0042038).

Alkesh and Krishna Taval, to Virginia Electric and Power Company, 701 E. Cary Street, 12th Floor; Richmond, VA 23219; sale on 07/20/10, Near Ryan, 19.98 acres, vacant, commercial, zoned PDOP, on Shellhorn Rd., in the northeast quadrant of the Dulles Greenway and Loudoun County Parkway, Dulles District, (assessed value per deed is \$3,501,000), tax map /93/////////7/, PIN# 062-25-7314-000; \$5,100,000 (Instrument# 0042303).

Ultimo One, LLC, to MJTBS, LLC, 8455-K Tycro Road; Vienna, VA 22182; sale on 07/20/10 of Condo Unit(s) 155, Building 1, Silverbrook Commerce Center, improved, resid. condo, zoned PDIP, at 22831 Silverbrook Center Dr., #155, Sterling, VA, 20166, Dulles District, 1 commercial condo building built in 2008 with a total unit area of 2,728 sq. ft. (assessed value per deed is \$313,700), tax map /94//45B1/155/, PIN# 034-47-3341-012; \$354,375 (Instrument# 0042248).

KC Propco Holding I, LLC, to MQ Lot 1, LLC, 21760 Beaumeade Circle, #190; Ashburn, VA 20147; sale on 07/21/10 of Parcel B, Realty Growth Investors, 0.71 acres, improved, commercial, zoned PDH3, at 83 Sugarland Run Dr., Sterling, VA, 20164, Sugarland Run District, 1 commercial 1-story building classified for childcare built in 1982 with a total area of 4,950 sq. ft. (assessed value per deed is \$1,398,300), tax map /81/////////109C, PIN# 012-46-6537-000; \$793,100 (Instrument# 0042337).

Dulles Trade Center IV, LP, to CKA, LLC, 23501 Overland Dr.; Sterling, VA 20166-2193; sale on 07/22/10 of Condo Unit(s) 3, 606 Retail Land Condo, improved, comm. condo, zoned PDCCCC, at 23501 Overland Dr., Sterling, VA, 20166, Dulles District, 1 commercial condo built in 2007 with a total area of 4,094 sq. ft., tax map /93//16CM//U3/, PIN# 124-40-5156-000; \$2,537,500 (Instrument# 0042776).

Elite Financial Group, LLC, to Sully Development, LLC, 43676 Trade Center Place, #150; Sterling, VA 20166; sale on 07/23/10 of Condo Unit(s) 150, Building B, Dulles Trade Center I, improved, resid. condo, zoned PDGI, at 43676 Trade Center Pl., #150, Sterling, VA, 20166, Dulles District, 1 commercial building built in 2004 with a total area of 4,393 sq. ft. (assessed value per deed is \$627,300), tax map /93//12CM/150B, PIN# 092-35-9335-011; \$460,000 (Instrument# 0042889).

Bayview Loan Servicing, LLC, to Cape 108, LLC, 22264 Meadfoot Terrace; Ashburn, VA 20148; sale on 07/29/10 of Condo Unit(s) 136, Building A, Phase 1, Loudoun Parkway Commons, improved, comm. condo, zoned PDIP, at 44710 Cape Ct., #136, Ashburn, VA, 20147, Dulles District, 1 commercial condo building built in 2006 with a total unit area of 4,463 sq. ft. (assessed value per deed is \$624,800), tax map /80/E/1P1/136/, PIN# 060-10-3176-019; \$465,000 (Instrument# 0044367).

Dulles Trade Center IV, LP, to Schulz-Overland, LLC, P.O. Box 2786; Arlington, VA 22202; sale on 07/29/10 of Condo Unit(s) 4, 606 Retail Land Condo, 1.08 acres, improved, comm. condo, zoned PDCCCC, at 23500 Overland Dr., Sterling, VA, 20166, Dulles District, 1 commercial building classified as a fast food restaurant built in 2007 with a total area of 4,000 sq. ft. (assessed value per deed is \$1,200,000), tax map /93//16CM//U4/, PIN# 124-40-4317-000; \$1,512,605 (Instrument# 0044604).

Residential/Lots

Bruce Cattell and Elizabeth Ann Rice, to Greenleaf, LLC, 23462 Potts Mill Road; Middleburg, VA 20117; sale on 07/07/10, Dover, 3.17 acres, improved, SFD, zoned AR2, at 23462 Potts Mill Road, Middleburg, VA, 20117, Blue Ridge District, (assessed value per deed is \$591,500), tax map /88/////11G-1, PIN# 468-28-6627-000; \$575,000 (Instrument# 0039901).

Courtland Farm Loudoun, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200; Fairfax, VA 22030; sale on 07/08/10 of Lot 222, Section 5A & 5B, Phase A, Courtland Rural Village, 0.24 acres, vacant, SFD, zoned PDRV, at 40656 Banshee Dr., Leesburg, VA, 20175, Catocin District, tax map /76/A/7///222/, PIN# 317-49-8884-000; \$170,000 (Instrument# 0040065).

Masira Spring, LLC, to NVR, Inc., 3926 Pender Dr., Suite 200; Fairfax, VA 22030; sale on 07/08/10 of Lot 89, Phase 2, Little River Commons, 0.17 acres, vacant, SFD, zoned PDH4, at 42252 Palm Cove Ct., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$477,400), Lot 97, Phase 2, Little River Commons, 0.16 acres, vacant, SFD, zoned PDH4, at 25035 White Sands Dr., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$477,400), Lot 100, Phase 2, Little River Commons, 0.16 acres, vacant, SFD, zoned PDH4, at 25047 White Sands Dr., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$477,400), tax map 100/F/4///89/ 100/F/4///97/ 100/F/4///100/, PIN# 205-29-6340-000, 205-29-1250-000, 205-29-0833-000; \$577,500 (Instrument# 0040063).

Branch Banking & Trust Co., to Glynn Tarra Estates, LLC, 11111 Sunset Hills Road, Suite 200; Reston, VA 20190-5373; sale on 07/09/10 of Lot 35, Section 3, Phase 2, Hamlets of Blue Ridge, 3.48 acres, vacant, SFD, zoned AR1, at 35141 Round Knoll Ct., Round Hill, VA, 20141, Blue Ridge District, (assessed value per deed is \$2,958,700), tax map /33//18///35/, PIN# 609-30-3015-000; \$1,584,000 (Instrument# 0040365).

Brambleton Group, LLC, to Miller and Smith at Brambleton IV, LLC, 8401 Greensboro Drive, Suite 300; McLean, VA 22102-5126; sale on 07/12/10 of Lot 2517, Section 18, Phase 1, Brambleton Landbay 3, 0.15 acres, vacant, SFD, zoned PDH4, at 23321 Morning Walk Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed

is \$571,300 for all lots in this transaction), Lot 2519, Section 18, Phase 1, Brambleton Landbay 3, 0.19 acres, vacant, SFD, zoned PDH4, at 23316 Morning Walk Dr., Ashburn, VA, 20148, Dulles District, Lot 2520, Section 18, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 23320 Morning Walk Dr., Ashburn, VA, 20148, Dulles District, Lot 2548, Section 18, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 42295 Winter Haven Dr., Ashburn, VA, 20148, Dulles District, Lot 2516, Section 18, Phase 1, Brambleton Landbay 3, 0.15 acres, vacant, SFD, zoned PDH4, at 23325 Morning Walk Dr., Ashburn, VA, 20148, Dulles District, Lot 2521, Section 18, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 23324 Morning Walk Dr., Ashburn, VA, 20148, Dulles District, tax map /92/D37//2516/ /92/D37//2517/ /92/D37//2548/ /92/D37//2520/ /92/D37//2519/ /92/D37//2521/, PIN# 201-30-3991-000, 201-30-5105-000, 201-30-5498-000, 201-30-1936-000, 201-30-4186-000, 201-305793-000; \$1,135,520 (Instrument# 0040640).

Independence Realty, LLC, to Ocean Holdings, LLC, 103 N. Garfield Road; Sterling, VA 20164-2605; sale on 07/12/10 of Lot 38, Section 4B, Sterling Park, Broyhills Addition, 0.20 acres, improved, SFD, zoned PDH3, at 103 Garfield Road N., Sterling, VA, 20164, Sterling District, (assessed value per deed is \$224,400), tax map /81/F4B///38/, PIN# 022-17-9390-000; \$198,000 (Instrument# 0040612).

Courtland Farm Loudoun, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200; Fairfax, VA 22030; sale on 07/13/10 of Lot 225, Section 5A & 5B, Phase A, Courtland Rural Village, 0.27 acres, vacant, SFD, zoned PDRV, at 40665 Banshee Dr., Leesburg, VA, 20175, Catocin District, tax map /76/A/7///225/, PIN# 317-49-7098-000; \$170,000 (Instrument# 0040793).

Maria I. Lucas, to Commonwealth Investment Group, LLC, 10888 Mayfield Trace Place; Manassas, VA 20112; sale on 07/13/10 of Lot 76, Section 3, Potomac Hunt, 0.05 acres, improved, TH, zoned R8, at 21215 Millwood Sq., Sterling, VA, 20165, Sugarland Run District, (assessed value per deed is \$355,000), tax map /82/D/2///76/, PIN# 008-46-2488-000; \$355,000 (Instrument# 0040824).

Masira Spring, LLC, to NVR, Inc., 3926 Pender Dr., Suite 200; Fairfax, VA 22030; sale on 07/13/10 of Lot 79, Phase 2, Little River Commons, 0.20 acres, vacant, SFD, zoned PDH4, at 42222 Oasis Ct., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$159,500), tax map 100/F/4///79/, PIN# 205-29-2121-000; \$217,500 (Instrument# 0040794).

Fannie Mae and Federal National Mortgage Association, to Potomac Aston, LLC, 11654 Plaza America Dr., #617; Reston, VA 20190-4700; sale on 07/15/10 of Lot 1777, Section 6D, Sterling Park, Broyhills Addition, 0.23 acres, improved, SFD, zoned PDH3, at 1102 Brandon Ave.

N., Sterling, VA, 20164, Sterling District, (assessed value per deed is \$260,000), tax map /81/F6D//1777/, PIN# 021-30-4434-000; \$305,000 (Instrument# 0041410).

Ashburn Reserve, LLC, to N V P, Inc., 9300 Grant Avenue, Suite 300; Manassas, VA 20110; sale on 07/16/10 of Lot 5, Ashburn Reserve, 0.58 acres, vacant, SFD, zoned R1, at 21455 Grey Slate Ct., Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$200,800), tax map /79//86/////5/, PIN# 118-29-2631-000; \$237,500 (Instrument# 0041651).

Scott H. Fairfax, to Irish Corner, LLC, 19008 Lincoln Road; Purcellville, VA 20132; sale on 07/16/10 of Lot 2, Jansen Family Subdivision, 3.01 acres, vacant, SFD, zoned AR1, on the east side of Lincoln Rd., just north of Lancer Cir., Blue Ridge District, (assessed value per deed is \$165,100), tax map /45//44/////2/, PIN# 457-27-9844-000; \$165,000 (Instrument# 0041744).

Elk Run Properties, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200; Fairfax, VA 22030; sale on 07/20/10 of Lot 95, Section 1B1, Estates at Elk Run, 0.07 acres, vacant, TH, zoned PDH4, at 42982 Spyder Pl., Chantilly, VA, 20152, Dulles District, (assessed value for all lots per deed is \$258,200), Lot 96, Section 1B1, Estates at Elk Run, 0.05 acres, vacant, TH, zoned PDH4, at 42980 Spyder Pl., Chantilly, VA, 20152, Dulles District, Lot 97, Section 1B1, Estates at Elk Run, 0.05 acres, vacant, TH, zoned PDH4, at 42978 Spyder Pl., Chantilly, VA, 20152, Dulles District, Lot 98, Section 1B1, Estates at Elk Run, 0.05 acres, vacant, TH, zoned PDH4, at 42976 Spyder Pl., Chantilly, VA, 20152, Dulles District, Lot 99, Section 1B1, Estates at Elk Run, 0.07 acres, vacant, TH, zoned PDH4, at 42974 Spyder Pl., Chantilly, VA, 20152, Dulles District, tax map 106/F/4/////98/ 106/F/4/////99/ 106/F/4/////95/ 106/F/4/////96/ 106/F/4/////97/, PIN# 166-10-8534-000, 166-10-8234-000, 166-10-8034-000, 166-10-7834-000, 166-10-7534-000; \$559,000 (Instrument# 0042275).

Mary Packard, to Independence Realty, LLC, 10307 Piper Lane; Manassas, VA 20110-2053; sale on 07/20/10 of Lot 8, Section 4, Block 3A, Ashburn Farm, 0.04 acres, improved, TH, zoned PDH4, at 43487 Plantation Terrace, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$258,700), tax map /79/E/8/////8/, PIN# 117-39-8854-000; \$238,000 (Instrument# 0042265).

Ashburn Place Land Development, LLC, to M/I Homes of DC, LLC, 21355 Ridgetop Circle, Suite 220; Sterling, VA 20166; sale on 07/21/10, Ashburn, 4.30 acres, vacant, SFD, zoned R4, address n/a, Broad Run District, property is near Ashburn Presbyterian Church, Ashburn, 3.06 acres, vacant, SFD, zoned R4, at 43803 Jenkins Lane, Ashburn, VA, 20147, Broad Run District, (assessed value for all lots per deed is \$1,848,000), Ashburn, 0.98 acres, vacant, SFD, zoned R4, at 20942 Ashburn Road, Ashburn, VA, 20147, Broad Run District, Ashburn, 4.07 acres, vacant, SFD, zoned R4, at 20930 Ashburn Road, Ashburn, VA, 20147, Broad Run

District, tax map /79/A/1/////13/ /79/A/1/////15/ /79/A/1/////13A /79/A/1/////16/, PIN# 086-47-5680-000, 085-17-2809-000, 086-46-8841-000, 086-47-0275-000; \$4,245,000 (Instrument# 0042602).

Juno-Loudoun, LLC, to Creighton Homes, LLC, 40178 Monroe Valley Place; Aldie, VA 20105; sale on 07/21/10 of Lot 166, Section 1, Estates at Creighton Farms, 1.02 acres, vacant, SFD, zoned AR2, at 40178 Monroe Valley Pl., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$438,900), tax map /90//12//166/, PIN# 320-16-9747-000; \$475,000 (Instrument# 0042573).

Loudoun Tall Cedars, LLC, to M/I Homes of DC, LLC, 21355 Ridgetop Circle, Suite 220; Sterling, VA 20166-8503; sale on 07/21/10, L R Pike, 8.11 acres, vacant, SFD, zoned R8, Dulles District, (assessed value per deed for all lots is \$4,460,100) property is near Route 2200 & Tall Cedars Parkway, Pleasant Valley, 14.27 acres, vacant, SFD, zoned R8, Dulles District, property is near Route 834-Mountain View Drive and Loudoun Tall Cedars property, Lot 3, Meadow Land Division, 1.27 acres, vacant, SFD, zoned R8, property is near Route 834 & Tall Cedars Property, Lot 4, Section 2, Meadow Land Division, 10.50 acres, vacant, SFD, zoned R8, north of Tall Cedars Pkwy. and south of Mountain View Dr., Dulles District, tax map 102/A/3/////4/ 106/////59/ 106/////59A 102/A/3/////3/, PIN# 128-38-1746-000, 128-28-9249-000, 128-29-6257-000, 128-29-4749-000; \$4,460,100 (Instrument# 0042601).

Waxpool Land Development, LLC, to M/I Homes of DC, LLC, 21355 Ridgetop Circle, Suite 220; Sterling, VA 20166-8503; sale on 07/21/10, Mt. Hope, 1.32 acres, vacant, SFD, zoned PDH4, Dulles District, property is near VA Rt. 625 (Waxpool Road) (assessed value per deed for all lots is \$6,355,200), Ryan, 1.00 acres, vacant, SFD, zoned R1, at 42800 Waxpool Road, Ashburn, VA, 20148, Dulles District, Ryan, 0.54 acres, vacant, SFD, zoned R1, Dulles District, property is near Waxpool Road and Waxpool Land Development, LLC, Ryan, 10.79 acres, vacant, SFD, zoned PDH4, Dulles District, property is near Waxpool Road, Mt. Hope, 0.92 acres, vacant, SFD, zoned PDH4, at 42776 Waxpool Road, Ashburn, VA, 20148, Dulles District, tax map /78/////42G /78/////42C /78/////41A /78/////40/ /78/////39/, PIN# 156-37-9429-000, 156-38-8441-000, 156-38-9938-000, 156-39-3445-000, 156-38-2955-000; \$6,050,000 (Instrument# 0042603).

Brambleton Group, LLC, to Miller and Smith at Brambleton III, LLC, 8401 Greensboro Drive, #450; McLean, VA 22102; sale on 07/22/10 of Lot 2327A, Section 22, Phase 1, Brambleton Landbay 3, 0.10 acres, vacant, TH, zoned PDH4, at 23314 Evening Primrose Sq., Ashburn, VA, 20148, Dulles District, (assessed value per deed for all lots is \$349,200), Lot 2328A, Section 22, Phase 1, Brambleton Landbay 3, 0.07 acres, vacant, TH, zoned PDH4, at 23316 Evening Primrose Sq., Ashburn, VA, 20148, Dulles District,

Lot 2329A, Section 22, Phase 1, Brambleton Landbay 3, 0.07 acres, vacant, TH, zoned PDH4, at 23318 Evening Primrose Sq., Ashburn, VA, 20148, Dulles District, Lot 2330A, Section 22, Phase 1, Brambleton Landbay 3, 0.06 acres, vacant, TH, zoned PDH4, at 23320 Evening Primrose Sq., Ashburn, VA, 20148, Dulles District, Lot 2331A, Section 22, Phase 1, Brambleton Landbay 3, 0.09 acres, vacant, TH, zoned PDH4, at 23322 Evening Primrose Sq., Ashburn, VA, 20148, Dulles District, tax map /92/D39//2331/ /92/D39//2327/ /92/D39//2328/ /92/D39//2330/ /92/D39//2329/, PIN# 160-36-4147-000, 160-36-3944-000, 160-36-3942-000, 160-36-3839-000, 160-36-3736-000; \$700,000 (Instrument# 0042811).

Hien Duc Bui and Jenny Than Ngoc Nguyen, to Legacy Investment Group, LLC, 225 St. Johns Square; Sterling, VA 20164; sale on 07/22/10 of Condo Unit(s) 225, Phase 17, Providence Village, improved, resid. condo, zoned PDH3, at 225 St. Johns Square, Sterling, VA, 20164, Sterling District, (assessed value per deed is \$122,400), tax map /81/F/1C17225/, PIN# 022-16-7434-070; \$107,000 (Instrument# 0042835).

Joshua Bozeman, to Starlight Group, LLC, 25441 Morse Dr.; Chantilly, VA 20152; sale on 07/22/10 of Lot 47, Section 1B1, South Riding, 0.04 acres, improved, TH, zoned PDH4, at 25441 Morse Dr., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$276,600), tax map 106/B/3////47/, PIN# 128-26-7155-000; \$265,000 (Instrument# 0042786).

Masira Spring, LLC, to NVR, Inc., 3926 Pender Dr., Suite 200; Fairfax, VA 22030; sale on 07/22/10 of Lot 153, Phase 1, Little River Commons, 0.07 acres, vacant, TH, zoned PDH4, at 25220 Beach Pl., Chantilly, VA, 20152, Dulles District, (assessed value per deed for all lots is \$407,000), Lot 154, Phase 1, Little River Commons, 0.05 acres, vacant, TH, zoned PDH4, at 25218 Beach Pl., Chantilly, VA, 20152, Dulles District, Lot 155, Phase 1, Little River Commons, 0.05 acres, vacant, TH, zoned PDH4, at 25216 Beach Pl., Chantilly, VA, 20152, Dulles District, Lot 156, Phase 1, Little River Commons, 0.07 acres, vacant, TH, zoned PDH4, at 25214 Beach Pl., Chantilly, VA, 20152, Dulles District, tax map 100/F/1///154/ 100/F/1///155/ 100/F/1///156/ 100/F/1///153/, PIN# 205-10-0010-000, 205-10-9907-000, 205-19-9905-000, 205-19-9802-000; \$610,000 (Instrument# 0042805).

Naseema and Nazir Jasat, to H R Family, LLC, 46161 Westlake Drive, #340; Potomac Falls, VA 20165; sale on 07/26/10 of Lot 79, Section 13, Lansdowne on the Potomac, 0.06 acres, improved, TH, zoned PDH3, at 19099 Icehouse Terrace, Leesburg, VA, 20176, Broad Run District, (assessed value per deed is \$374,400), tax map /62/K/3////79/, PIN# 081-15-9395-000; \$343,500 (Instrument# 0043492).

Brambleton Group, LLC, to Winchester Homes, Inc., 6905 Rockledge Dr., Suite 800; Bethesda, MD 20817; sale on 07/27/10 of Lot 2314, Section 21, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 23304 Fallen Hills Dr., Ashburn, VA, 20148, Dulles District,

(assessed value for all lots per deed is \$285,900), Lot 2277, Section 21, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 23297 Fallen Hills Dr., Ashburn, VA, 20148, Dulles District, Lot 2276, Section 21, Phase 1, Brambleton Landbay 3, 0.18 acres, vacant, SFD, zoned PDH4, at 23301 Fallen Hills Dr., Ashburn, VA, 20148, Dulles District, tax map /92/D38//2314/ /92/D38//2276/ /92/D38//2277/, PIN# 160-36-9219-000, 160-36-7631-000, 160-36-7625-000; \$577,760 (Instrument# 0043733).

Elk Run Properties, LLC, to NVR, Inc., 3926 Pender Drive, Suite 200; Fairfax, VA 22030; sale on 07/27/10 of Lot 39, Section 1B2, Estates at Elk Run, 0.18 acres, vacant, SFD, zoned PDH4, at 42923 Tippman Pl., Chantilly, VA, 20152, Dulles District, tax map 106/F/5////39/, PIN# 166-10-2386-000; \$180,000 (Instrument# 0043789).

Kelly B. Howard, to Carrington Builders at Purcellville, LC, 8614 Westwood Center Dr., Suite 900; Vienna, VA 22182-2265; sale on 07/28/10 of Lot 141, Section 6, Block S, Village Case, 0.23 acres, vacant, SFD, zoned Towns, at 830 Kinvarra Pl., Purcellville, VA, 20132, Blue Ridge District, (assessed value per deed is \$134,800), tax map /36/E18//141/, PIN# 454-46-1536-000; \$100,000 (Instrument# 0043903).

Sean R. Sudol and Kristen Marie Sudol, to Starlight Group, LLC, 43118 Huntsman Square; Ashburn, VA 20148; sale on 07/28/10 of Lot 149, Section 10, Block 1, Broadlands, 0.04 acres, improved, TH, zoned PDH3, at 43118 Huntsman Sq., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$296,500), tax map /78//44//149/, PIN# 118-25-9814-000; \$254,000 (Instrument# 0044112).

Victoria Station Reo, LLC, to The Ryland Group, Inc., 4100 Monument Corner Drive, Suite 300; Fairfax, VA 22030; sale on 07/28/10 of Lot 4, Wiseway Village Farms, 10.23 acres, vacant, SFD, zoned various, address n/a, Potomac District, (assessed value per deed for both lots is \$2,668,000), Lot 6, Wiseway Village Farms, 15.93 acres, vacant, SFD, zoned R16, address n/a, Potomac District, tax map /81/B/2////6/ /81/B/2////4/, PIN# 031-48-4527-000, 031-37-8798-000; \$4,900,000 (Instrument# 0044138).

Brambleton Group, LLC, to Van Metre Homes at Brambleton, LLC, 5252 Lyngate Ct.; Burke, VA 22015-1688; sale on 07/29/10 of Lot 2127, Section 21, Phase 1, Brambleton Landbay 3, 0.20 acres, vacant, SFD, zoned PDH4, at 23438 Virginia Rose Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed for both lots is \$191,200), Lot 2131, Section 21, Phase 1, Brambleton Landbay 3, 0.22 acres, vacant, SFD, zoned PDH4, at 23454 Virginia Rose Pl., Ashburn, VA, 20148, Dulles District, tax map /92/D38//2127/ /92/D38//2131/, PIN# 160-28-1996-000, 160-18-2770-000; \$379,684 (Instrument# 0044533).

Mukul Kishore, to Pinehills Properties, LLC, 5 Palmer Ct.; Sterling, VA 20165; sale on 07/29/10 of Lot 79, Section T-3-B, Countryside, 0.03 acres, improved, TH, zoned PDH3, at 5 Palmer Ct., Sterling, VA, 20165, Potomac District,

(assessed value per deed is \$162,900), tax map /64A2/5///79/, PIN# 028-47-6131-000; \$155,000 (Instrument# 0044464).

Brambleton Group, LLC, to Beazer Homes Corp., 14901 Bogle Drive, Suite 100; Chantilly, VA 20151; sale on 07/30/10 of Lot 2024, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.07 acres, vacant, TH, zoned PDH4, at 22644 Flowing Spring Sq., Ashburn, VA, 20148, Dulles District, (assessed value for all lots per deed is \$407,000), Lot 2025, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.05 acres, vacant, TH, zoned PDH4, at 22646 Flowing Spring Sq., Ashburn, VA, 20148, Dulles District, Lot 2026, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.05 acres, vacant, TH, zoned PDH4, at 22648 Flowing Spring Sq., Ashburn, VA, 20148, Dulles District, Lot 2027, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.07 acres, vacant, TH, zoned PDH4, at 22650 Flowing Spring Sq., Ashburn, VA, 20148, Dulles District, tax map /92/D35//2026/ /92/D35//2027/ /92/D35//2024/ /92/D35//2025/, PIN# 158-27-5933-000, 158-27-5930-000, 158-27-5928-000, 158-27-6025-000; \$540,000 (Instrument# 0044847).

New Home Sales

Beazer Homes Corp., to Scott D. Larson, 22573 Verde Gate Terrace; Ashburn, VA 20148; sale on 07/07/10 of Condo Unit(s) 31B, Phase 31, Residence at Brambleton, improved, resid. condo, zoned PDH4, at 22573 Verde Gate Terrace, Ashburn, VA, 20148, Dulles District, tax map /92/D2931//31B, PIN# 158-26-1227-002; \$305,000 (Instrument# 0039737).

Centex Homes, to Ha T. Tran, 42771 Hay Road; Ashburn, VA 20147; sale on 07/07/10 of Lot 241, Section 2, Goose Creek Village North, 0.04 acres, improved, TH, zoned R16, at 42771 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$60,000), tax map /78//91///241/, PIN# 153-28-7083-000; \$323,895 (Instrument# 0039856).

Pulte Home Corporation, to Noon E. Mahgouband and Abdelrahman Elmahdi, 413 Virginia Wildflower Terrace SE; Leesburg, VA 20175; sale on 07/07/10 of Lot 82, Section 2, Oaklawn Townhouses, 0.06 acres, TH, zoned Towns, at 413 Virginia Wildflower Terrace SE, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$103,500), tax map /48/Y/7///82/, PIN# 233-20-8805-000; \$369,000 (Instrument# 0039854).

South Riding Partners Amberlea, LP, to Viktoria A. Tsytsikova, 25152 Monteith Terrace; Chantilly, VA 20152; sale on 07/07/10 of Condo Unit(s) 59F, Building 59, Phase 59, Amberlea at South Riding, improved, resid. condo, zoned PDH4, at 25152 Monteith Terrace, Chantilly, VA, 20152, Dulles District, tax map 106/B2459//59F, PIN# 164-19-9622-006; \$339,424 (Instrument# 0039867).

Toll Stratford, LLC, to Jasbir Singh Jaspal and Praveen Jaspal, 501 Sunset View Terrace SE, #103; Leesburg, VA 20175; sale on 07/07/10 of Condo Unit(s) 103, Building 11, Phase 2B, Stratford Club Condo, improved, resid. condo, zoned Towns, at 501 Sunset View Terrace SE, #103, Leesburg, VA, 20175, Catoclin District, (assessed value per deed of \$231,900), tax map /48/Y/52B/103H, PIN# 232-19-0402-188; \$223,386 (Instrument# 0039869).

Van Metre Homes at Brambleton, LLC, to Suzan Williamson, 23204 Minerva Drive; Brambleton, VA 20148; sale on 07/07/10 of Lot 2108, Section 21, Phase 1, Brambleton Landbay 3, 0.23 acres, SFD, zoned PDH4, at 23204 Minerva Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed of \$95,800), tax map /92/D38//2108/, PIN# 160-37-7518-000; \$573,375 (Instrument# 0039891).

Woodlands Neighborhoods, LLC, to Sarah A. Uttech Flanagan and Liam M. Flanagan, 22478 Dinah Pl.; Leesburg, VA 20175; sale on 07/07/10 of Lot 171C, Phase 1B, Woodland, 0.26 acres, improved, SFD, zoned PDRV, at 22478 Dinah Pl., Leesburg, VA, 20175, Dulles District, (assessed value per deed is \$620,100), tax map /90/B/2///171C, PIN# 282-39-8481-000; \$619,990 (Instrument# 0039950).

NVR, Inc., to Mina Ahmad Sherzai, 24953 Bannockburn Terrace; Chantilly, VA 20152; sale on 07/08/10 of Lot 103, Section 3, Phase 1, Avonlea, 0.05 acres, improved, TH, zoned PDH4, at 24953 Bannockburn Terrace, Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$285,800), tax map 101/H/3///103/, PIN# 164-36-9314-000; \$417,000 (Instrument# 0040113).

Toll Stratford, LLC, to Melissa J. Troy, 505 Sunset View Terrace SE, #302; Leesburg, VA 20175; sale on 07/08/10 of Condo Unit(s) 302, Building 1, Phase 2B, Stratford Club Condo, improved, resid. condo, zoned Towns, at 505 Sunset View Terrace SE, #302, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$196,500), tax map /48/Y/52B/302A, PIN# 232-19-0402-018; \$207,723 (Instrument# 0040061).

Toll VA, LP, to Leslie A. Rose, 19966 Belmont Station Drive; Ashburn, VA 20147; sale on 07/08/10 of Lot 2, Chase @ Belmont Country Club, 0.69 acres, improved, SFD, zoned R1, at 19966 Belmont Station Dr., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$1,049,900), tax map /61//12/////2/, PIN# 114-16-2715-000; \$1,527,437 (Instrument# 0040078).

Winchester Homes, Inc., to Mariam, Massihullah, and Omar Sidiqi, 42057 Porch Light Drive; Aldie, VA 20105; sale on 07/08/10 of Lot 31, Section 1, Braddock Corner, 0.16 acres, improved, SFD, zoned PDH4, at 42057 Porch Light Dr., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$526,400), tax map 105/C/2///31/, PIN# 206-27-6425-000; \$657,500 (Instrument# 0040169).

D. R. Horton, Inc., to Douglas W. and Kimberly M. Ulrich, 18472 Sweetberry Ct.; Leesburg, VA 20176-4977; sale on 07/09/10 of Lot 8, Cookes Crossing, 0.20 acres, improved, SFD, zoned R4, at 18472 Sweetberry Ct., Leesburg, VA, 20176, Catoclin District, (assessed value per deed is \$104,500), tax map /49//60/////8/, PIN# 111-46-9600-000; \$558,000 (Instrument# 0040411).

High Ridge Custom Homes, Inc., to Thomas and Charlene Gordon, 23975 Whitten Farm Court; Aldie, VA 20105; sale on 07/09/10 of Lot 4, Carolina Acres, 3.10 acres, SFD, zoned A3 and AR2, at 23975 Whitten Farm Ct., Aldie, VA, 20105, Blue Ridge District, (assessed value per deed is \$199,100), tax map /98//14/////4/, PIN# 362-18-2221-000; \$235,000 (Instrument# 0040356).

The Drees Company, to Mark D. and Sunee Mae Stacks, 24481 Lenah Trails Pl.; Aldie, VA 20105; sale on 07/09/10 of Lot 26, Section 1, Rockbridge, 0.44 acres, improved, SFD, zoned TRIUBF, at 24481 Lenah Trails Pl., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$324,200), tax map /99//40/////26/, PIN# 326-49-5478-000; \$616,790 (Instrument# 0040302).

Pulte Home Corporation, to Judy B. and Don P. Allison, 20780 Adams Mill Place; Ashburn, VA 20147; sale on 07/12/10 of Lot 909, Section 7, Potomac Green, 0.10 acres, improved, TH, zoned PDAAAR, at 20780 Adams Mill Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$108,500), tax map /62/P/6//909/, PIN# 058-17-2722-000; \$348,690 (Instrument# 0040586).

Toll Stratford, LLC, to David Levasseur, 514 Sunset View Terrace SE, #303; Leesburg, VA 20175; sale on 07/12/10 of Condo Unit(s) 303, Building 6, Phase 2A, Stratford Club Condo, improved, resid. condo, zoned Towns, at 514 Sunset View Terrace SE, #303, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$244,600), tax map /48/Y/52A/303B, PIN# 233-49-2372-041; \$273,755 (Instrument# 0040535).

Van Metre Homes at Brambleton, LLC, to Brandon M. Goode, 22594 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/12/10 of Lot 1991, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.06 acres, TH, zoned PDH4, at 22594 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$62,100), tax map /92/D35//1991/, PIN# 158-37-4976-000; \$394,166 (Instrument# 0040622).

NVR, Inc., to Dilraj Singh and Amandeep K. Jasal, 25475 Kinsale Place; Aldie, VA 20105; sale on 07/13/10 of Lot 19, Section R3, Phase 3, Kirkpatrick Farms, 0.28 acres, improved, SFD, zoned PDH4, at 25475 Kinsale Pl., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$160,300), tax map 105/B22////19/, PIN# 249-28-4855-000; \$522,260 (Instrument# 0040783).

NVR, Inc., to Andrew S. Fleger and Ashley E. King, 24 Barbara Ellen Place; Lovettsville, VA 20180; sale on 07/13/10 of Lot 34, Section 2, Kingsridge Estates, 0.21 acres, SFD, zoned Towns, at 24 Barbara Ellen Pl., Lovettsville, VA, 20180, Catoclin District, (assessed value per deed is \$89,600), tax map //9/B/2////34/, PIN# 369-40-0558-000; \$304,815 (Instrument# 0040788).

NVR, Inc., to Suresh M. Panikarveedu and Sini Arjunbabu, 25470 Kinsale Pl.; Aldie, VA 20105; sale on 07/13/10 of Lot 20, Section R3, Phase 3, Kirkpatrick Farms, 0.28 acres, improved, SFD, zoned PDH4, at 25470 Kinsale Pl., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$160,300), tax map 105/B22////20/, PIN# 249-28-3340-000; \$526,320 (Instrument# 0040791).

Pulte Home Corporation, to June E. and John P. Moran, 44240 Panther Ridge Drive; Ashburn, VA 20147; sale on 07/13/10 of Lot 171, Section 11, Potomac Green, 0.12 acres, improved, SFD, zoned PDAAAR, at 44240 Panther Ridge Dr., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$134,900), tax map /62/P10//171/, PIN# 057-15-3884-000; \$368,390 (Instrument# 0040770).

Pulte Home Corporation, to Craig A. Hudson and Samanta B. Souza Carvalho, 417 Virginia Wildflower Terrace SE; Leesburg, VA 20175; sale on 07/13/10 of Lot 84, Section 2, Oaklawn Townhouses, 0.05 acres, improved, TH, zoned Towns, at 417 Virginia Wildflower Terrace SE, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$100,000), tax map /48/Y/7////84/, PIN# 233-20-8800-000; \$342,800 (Instrument# 0040768).

Pulte Home Corporation, to Varalaxmi Kodi and Sreenivas M. Gollapalli, 22271 Rampsbeck Terrace; Ashburn, VA 20148; sale on 07/13/10 of Lot 47, Section 2, Windermere Subdivision, 0.09 acres, improved, TH, zoned PDH4, at 22271 Rampsbeck Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$118,500), tax map /92/B/4////47/, PIN# 157-28-7099-000; \$440,000 (Instrument# 0040765).

Loudoun Valley Associates, LP, to Michael D. and Sandra L. Bridges, 23152 Evergreen Ridge Dr.; Ashburn, VA 20148; sale on 07/15/10 of Lot 7, Section 4, Loudoun Valley Estates II, Landbay 1, 0.23 acres, improved, SFD, zoned PDH4, at 23152 Evergreen Ridge Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$539,700), tax map /92/C20////7/, PIN# 122-25-5519-000; \$650,000 (Instrument# 0041489).

Pulte Home Corporation, to Ursula J. Wiegand, 20782 Adams Mill Place; Ashburn, VA 20147; sale on 07/15/10 of Lot 910, Section 7, Potomac Green, 0.08 ft, improved, TH, zoned PDAAAR, at 20782 Adams Mill Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$187,700), tax map /62/P/6//910/, PIN# 058-17-3020-000; \$330,140 (Instrument# 0041411).

Pulte Home Corporation, to Anil M. Mamidi and Neeti Sharma, 42694 Ravenglass Drive; Ashburn, VA 20148; sale on 07/15/10 of Lot 151, Section 1, Windermere Subdivision, 0.17 acres, improved, SFD, zoned PDH4, at 42694 Ravenglass Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$149,200), tax map /92/B/3///151/, PIN# 157-18-7918-000; \$565,000 (Instrument# 0041407).

Pulte Home Corporation, to Puran Soltani and Peter K. Soltani, 20784 Adams Mill Pl.; Ashburn, VA 20147; sale on 07/15/10 of Lot 911, Section 7, Potomac Green, 0.10 acres, improved, TH, zoned PDAAAR, at 20784 Adams Mill Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$108,500), tax map /62/P/6///911/, PIN# 058-17-3319-000; \$327,925 (Instrument# 0041426).

Toll VA, LP, to Mark & Kim D. Walters, 43134 Meadow Grove Dr.; Ashburn, VA 20147; sale on 07/15/10 of Lot 7, Chase @ Belmont Country Club, 0.57 acres, improved, SFD, zoned R1, at 43134 Meadow Grove Dr., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$1,154,000), tax map /61//12/////7/, PIN# 115-46-7275-000; \$1,250,000 (Instrument# 0041492).

U.S. Home Corporation, to Brian Christopher Gunther and Rhoda Leann Gunther, 21870 Knob Hill Place; Ashburn, VA 20148; sale on 07/15/10 of Lot 244, Section 1, Evergreen Village, 0.21 acres, SFD, zoned PDRV, at 21870 Knob Hill Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$159,600), tax map /77/C/1///244/, PIN# 240-20-7320-000; \$477,590 (Instrument# 0041405).

Van Metre Homes at Brambleton, LLC, to Tajinder and Paramjeet K. Toor & Harjinder Singh, and Gurjeet Kaur, 22592 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/15/10 of Lot 1990, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.04 acres, TH, zoned PDH4, at 22592 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$60,000), tax map /92/D35//1990/, PIN# 158-37-4978-000; \$341,435 (Instrument# 0041478).

NVR, Inc., to David A. and Amy L. Steadman, 6 Joel Way; Lovettsville, VA 20180; sale on 07/16/10 of Lot 60, Section 2, Kingsridge Estates, 0.19 acres, SFD, zoned Towns, at 6 Joel Way, Lovettsville, VA, 20180, Catoclin District, (assessed value of land only per deed is \$89,400), tax map //9/B/2///60/, PIN# 368-19-9971-000; \$396,046 (Instrument# 0041738).

NVR, Inc., to Latoya M. Jones, 21018 Courtland Village Dr.; Leesburg, VA 20175; sale on 07/16/10 of Lot 61A, Section 1A, Courtland Rural Village, 0.06 acres, TH, zoned PDRV, at 21018 Courtland Village Dr., Leesburg, VA, 20175, Catoclin District, (assessed value of land only per deed is \$100,000), tax map /76/A/3///61/, PIN# 317-29-3863-000; \$329,990 (Instrument# 0041740).

Pulte Home Corporation, to Joyce M. Luis and Marianito R. Pasaylo, Jr., 419 Virginia Wildflower Terrace SE; Leesburg, VA 20175; sale on 07/16/10 of Lot 85, Section 2, Oaklawn Townhouses, 0.05 acres, improved, TH, zoned Towns, at 419 Virginia Wildflower Terrace SE, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$100,000), tax map /48/Y/7///85/, PIN# 233-20-8898-000; \$351,000 (Instrument# 0041675).

Toll Land IX, LP, to Edward J. and Brenda W. Ferry, 41199 Cotter Court; Waterford, VA 20197; sale on 07/16/10 of Lot 99, Section 2, Phase 2, Waterford Ridge, 3.30 acres, improved, SFD, zoned AR1, at 41199 Cotter Ct., Waterford, VA, 20197, Catoclin District, (assessed value per deed is \$184,500), tax map /29//18///99/, PIN# 263-20-9084-000; \$905,476 (Instrument# 0041622).

Toll Stratford, LLC, to Terri C. Laflam, 512 Sunset View Terrace SE, #402; Leesburg, VA 20175; sale on 07/16/10 of Condo Unit(s) 402, Building 3, Phase 2B, Stratford Club Condo, improved, resid. condo, zoned Towns, at 512 Sunset View Terrace SE, #402, Leesburg, VA, 20175, Catoclin District, (assessed value per deed is \$196,500), tax map /48/Y/52B/402C, PIN# 232-19-0402-072; \$206,995 (Instrument# 0041666).

Van Metre Homes at Brambleton, LLC, to Brian P. Spallholtz, 22590 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/16/10 of Lot 1989, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.04 acres, TH, zoned PDH4, at 22590 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$60,000), tax map /92/D35//1989/, PIN# 158-37-5080-000; \$370,260 (Instrument# 0041677).

Centex Homes, to Eric P. and Melanie G. Osborne, 20430 Crescent Pointe Pl.; Ashburn, VA 20147; sale on 07/19/10 of Lot 290, Section 9, Potomac Green, 0.11 acres, improved, SFD, zoned PDAAAR, at 20430 Crescent Pointe Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$134,800), tax map /62/P/9///290/, PIN# 058-35-9257-000; \$405,045 (Instrument# 0041938).

Centex Homes, to Ansel A. and Gloria D. Worley, 20431 Crescent Pointe Place; Ashburn, VA 20147; sale on 07/19/10 of Lot 283, Section 9, Potomac Green, 0.11 acres, improved, SFD, zoned PDAAAR, at 20431 Crescent Pointe Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$134,800), tax map /62/P/9///283/, PIN# 058-35-7852-000; \$345,300 (Instrument# 0041935).

Evergreen Village, LLC, to Manish Batra and Himani Khurana, 21921 Silverdale Drive; Ashburn, VA 20148; sale on 07/19/10 of Lot 99, Section 2, Evergreen Village, 0.27 acres, SFD, zoned PDRV, at 21921 Silverdale Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$160,200), tax map /77/C/2///99/, PIN# 197-27-3176-000; \$522,490 (Instrument# 0041978).

Fairhunt, Inc., to Richard R. Harrison, Jr. and Arlene J. Harrison, 42440 Moreland Point Court; Ashburn, VA 20148; sale on 07/19/10 of Lot 40, Moreland Estates, 0.16 acres, SFD, zoned R-8, at 42440 Moreland Point Ct., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$174,100), tax map /78//87////40/, PIN# 155-25-3487-000; \$616,620 (Instrument# 0041945).

Gulick Group, Inc., to Sylvain Watier and Maureen Hampton, 23001 Olympia Drive; Brambleton, VA 20148; sale on 07/19/10 of Lot 1709, Section 17, Block 2, Phase 3, Brambleton Landbay 2, 0.16 acres, SFD, zoned PDH4, at 23001 Olympia Drive, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$159,100), tax map /92/D25//1709/, PIN# 159-25-0252-000; \$771,882 (Instrument# 0041849).

Pulte Home Corporation, to Michael C. and Denise J. Strzepak, 22275 Rampsbeck Terrace; Ashburn, VA 20148; sale on 07/19/10 of Lot 49, Section 2, Windermere Subdivision, 0.05 acres, improved, TH, zoned PDH4, at 22275 Rampsbeck Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$115,000), tax map /92/B/4////49/, PIN# 157-28-7094-000; \$440,000 (Instrument# 0041940).

South Riding Partners, LP, to Tsung-Hsiung Chiang, 25598 Colonists Terrace; Chantilly, VA 20152; sale on 07/19/10 of Lot 583, Section 92, South Riding, 0.08 acres, TH, zoned PDH4, at 25598 Colonists Terrace, Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$118,500), tax map 106/B65///583/, PIN# 207-40-3468-000; \$449,475 (Instrument# 0041902).

Toll Stratford, LLC, to Ramiza and Irfan Bekric, 512 Sunset View Terrace SE, #105; Leesburg, VA 20175; sale on 07/19/10 of Condo Unit(s) 105, Block 3, Phase 2B, Stratford Club Condo, improved, resid. condo, zoned Towns, at 512 Sunset View Terrace SE, #105, Leesburg, VA, 20175, Catocin District, (assessed value per deed is \$169,300), tax map /48/Y/52B/105C, PIN# 232-19-0402-052; \$173,995 (Instrument# 0041904).

Van Metre Homes at Brambleton, LLC, to Tamara-Leigh Buckman, 22588 Parkland Farms Terrace; Ashburn, VA 20148; sale on 07/19/10 of Lot 1988, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.04 acres, TH, zoned PDH4, at 22588 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$60,000), tax map /92/D35//1988/, PIN# 158-37-5182-000; \$354,865 (Instrument# 0041921).

Van Metre Homes at Broadlands, LLC, to Edward L. Presler, Jr., Susan C. Presler, and John D. Curtin, Jr., 21552 Arora Heights Drive; Broadlands, VA 20148; sale on 07/19/10 of Lot 41, Section 21, Broadlands, 0.74 acres, SFD, zoned R1, at 21552 Arora Heights Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$244,900), tax map /78/B19////41/, PIN# 155-16-8214-000; \$802,400 (Instrument# 0041919).

Beazer Homes Corp., to Raquel Williams, 22593 Verde Gate Terrace; Ashburn, VA 20148; sale on 07/20/10 of Condo Unit(s) 31L, Phase 31, Residence at Brambleton, improved, resid. condo, zoned PDH4, at 22593 Verde Gate Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$75,000), tax map /92/D2931//31L, PIN# 158-26-1227-012; \$329,300 (Instrument# 0042239).

Centex Homes, to Cheri Lubow, 20426 Crescent Pointe Place; Ashburn, VA 20147; sale on 07/20/10 of Lot 289, Section 9, Potomac Green, 0.13 acres, improved, SFD, zoned PDAAAR, at 20426 Crescent Pointe Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$135,000), tax map /62/P/9//289/, PIN# 058-35-9162-000; \$433,375 (Instrument# 0042252).

Elysian Heights Potomac, LLC, to Brian M. and Kristen M. Hahn, 13389 Eagles Rest Drive; Leesburg, VA 20176; sale on 07/20/10 of Lot 158, Phase 2, Elysian Heights, 0.47 acres, improved, SFD, zoned PDRV, at 13389 Eagles Rest Dr., Leesburg, VA, 20176, Catocin District, (assessed value per deed is \$67,200), tax map /20//29//158/, PIN# 101-26-8872-000; \$495,361 (Instrument# 0042237).

Glynn Tarra Estates, LLC, to Joseph Reichel, Jr. and Carmen M. Reichel, 35270 Round Knoll Ct.; Round Hill, VA 20141-4210; sale on 07/20/10 of Lot 44, Section 3, Phase 2, Hamlets of Blue Ridge, 3.04 acres, improved, SFD, zoned AR1, at 35270 Round Knoll Ct., Round Hill, VA, 20141, Blue Ridge District, (assessed value per deed is \$181,900), tax map /33//18////44/, PIN# 584-35-5358-000; \$489,396 (Instrument# 0042254).

NVR, Inc., to Siva S. Eppe and Krishna Kumari Paleti, 25055 White Sands Drive; Chantilly, VA 20152; sale on 07/20/10 of Lot 102, Phase 2, Little River Commons, 0.16 acres, improved, SFD, zoned PDH4, at 25055 White Sands Dr., Chantilly, VA, 20152, Dulles District, (assessed value of land only per deed is \$159,100), tax map 100/F/4//102/, PIN# 205-29-0522-000; \$528,210 (Instrument# 0042280).

NVR, Inc., to Krishnaswamy N. Gounder and Logueswary Pachaiyappan, 20424 Tanager Place; Leesburg, VA 20175; sale on 07/20/10 of Lot 2, Sycolin Creek, 3.52 acres, SFD, zoned AR1, at 20424 Tanager Pl., Leesburg, VA, 20175, Catocin District, (assessed value of land only per deed is \$521,300), tax map /59//23////2/, PIN# 276-19-4454-000; \$791,519 (Instrument# 0042276).

NVR, Inc., to Lester D. and Heather T. Gilley, 25404 Jubilant Drive; Aldie, VA 20105; sale on 07/20/10 of Lot 27, Section R3, Phase 3, Kirkpatrick Farms, 0.28 acres, improved, SFD, zoned PDH4, at 25404 Jubilant Dr., Aldie, VA, 20105, Dulles District, (assessed value of land only per deed is \$160,300), tax map 105/B22////27/, PIN# 249-28-0667-000; \$494,915 (Instrument# 0042278).

The Drees Company, to Richard C. and Laura F. Morgan, 25001 Virginia Pine Court; Chantilly, VA 20152; sale on 07/20/10 of Lot 35, Treburg, 0.14 acres, improved, SFD, zoned PDH4, at 25001 Virginia Pine Ct., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$158,900), tax map 101//8///35/, PIN# 205-39-7572-000; \$498,480 (Instrument# 0042305).

U.S. Home Corporation, to Martin and Janet Guthrie, 16939 Wetherfield Ct.; Purcellville, VA 20132-5400; sale on 07/20/10 of Lot 4, Phase 4, Wright Farm, 4.24 acres, improved, SFD, zoned JLMA3, at 16939 Wetherfield Ct., Purcellville, VA, 20132, Blue Ridge District, tax map /36//44///4/, PIN# 452-38-8652-000; \$519,190 (Instrument# 0042270).

Winchester Homes, Inc., to Stuart R. and Amy C. Macaleer, 41512 Hitchin Ct.; Aldie, VA 20105; sale on 07/20/10 of Lot 14, Phase 1, Stratshire Crossing, 0.19 acres, improved, SFD, zoned PDH4, at 41512 Hitchin Ct., Aldie, VA, 20105, Dulles District, (assessed value per deed of \$159,400), tax map 100/F/3///14/, PIN# 248-18-1511-000; \$640,396 (Instrument# 0042322).

Centex Homes, to Richard E. and Judy M. David, 44330 McHenry Square; Ashburn, VA 20147; sale on 07/21/10 of Lot 297, Section 9, Potomac Green, 0.08 acres, improved, TH, zoned PDAAAR, at 44330 McHenry Square, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$105,000), tax map /62/P/9///297/, PIN# 058-36-1871-000; \$374,535 (Instrument# 0042518).

Centex Homes, to Ardack Wartanian, 42748 Hay Road; Ashburn, VA 20147; sale on 07/21/10 of Lot 208, Section 2, Goose Creek Village North, 0.07 acres, improved, TH, zoned R16, at 42748 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$62,100), tax map /78//91///208/, PIN# 153-28-4595-000; \$361,760 (Instrument# 0042517).

Evergreen Village, LLC, to James E. and Jayna Kliner, 41846 Bristow Manor Drive; Ashburn, VA 20148; sale on 07/21/10 of Lot 133, Section 1, Evergreen Village, 0.31 acres, improved, SFD, zoned PDRV, at 41846 Bristow Manor Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$160,600), tax map /77/C/1///133/, PIN# 197-26-1176-000; \$570,000 (Instrument# 0042510).

Evergreen Village, LLC, to Senthil K. Chittibabu and Kundhavai Devi Namasivayam, 41976 Donnington Drive; Ashburn, VA 20148; sale on 07/21/10 of Lot 85, Section 2, Evergreen Village, 0.31 acres, SFD, zoned PDRV, at 41976 Donnington Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$160,600), tax map /77/C/2///85/, PIN# 197-16-9147-000; \$526,990 (Instrument# 0042508).

MB Airmont Farms, LLC, to Christopher J. and Christie L. Hagert, 35532 Snickersville Turnpike; Purcellville, VA 20132; sale on 07/21/10 of Lot 8A1, Riemenschneider Division, 11.85 acres, SFD, zoned AR1, at 35532

Snickersville Turnpike, Purcellville, VA, 20132, Blue Ridge District, (assessed value per deed is \$179,600), tax map /43//7///8/, PIN# 589-37-2596-000; \$249,900 (Instrument# 0042571).

Centex Homes, to James L. and Sheryl L. Sonnenfeld, 44332 McHenry Square; Ashburn, VA 20147; sale on 07/22/10 of Lot 298, Section 9, Potomac Green, 0.08 acres, improved, TH, zoned PDAAAR, at 44332 McHenry Square, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$105,000), tax map /62/P/9///298/, PIN# 058-46-2072-000; \$349,000 (Instrument# 0042727).

Centex Homes, to Christopher Chen, 42750 Hay Road; Ashburn, VA 20147; sale on 07/22/10 of Lot 209, Section 2, Goose Creek Village North, 0.04 acres, TH, zoned R16, at 42750 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$60,000), tax map /78//91///209/, PIN# 153-28-4895-000; \$334,555 (Instrument# 0042729).

NVR, Inc., to Kristine S. and Christopher J. Valentin, 42261 Palm Cove Court; Chantilly, VA 20152; sale on 07/22/10 of Lot 88, Phase 2, Little River Commons, 0.17 acres, improved, SFD, zoned PDH4, at 42261 Palm Cove Ct., Chantilly, VA, 20152, Dulles District, (assessed value of land only per deed is \$159,200), tax map 100/F/4///88/, PIN# 205-29-7121-000; \$531,170 (Instrument# 0042807).

Woodlands Neighborhoods, LLC, to Aaron L. and Tammy J. Black, 22456 Amori Lane; Leesburg, VA 20175; sale on 07/22/10 of Lot 122A2, Phase 1B, Woodland, 0.15 acres, SFD, zoned PDRV, at 22456 Amori Lane, Leesburg, VA, 20175, Dulles District, (assessed value per deed is \$158,900), tax map /90/B/2///122A, PIN# 282-48-9040-000; \$519,035 (Instrument# 0042777).

Centex Homes, to J. Roger Peverley and Hien T. Nguyen, 44334 McHenry Square; Ashburn, VA 20147; sale on 07/23/10 of Lot 299, Section 9, Potomac Green, 0.10 acres, improved, TH, zoned PDAAAR, at 44334 McHenry Square, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$108,500), tax map /62/P/9///299/, PIN# 058-46-2374-000; \$347,985 (Instrument# 0043018).

D. R. Horton, Inc., to Frederick Onyango Rege, 18477 Sweetberry Ct.; Leesburg, VA 20176; sale on 07/23/10 of Lot 13, Cookes Crossing, 0.25 acres, improved, SFD, zoned R4, at 18477 Sweetberry Ct., Leesburg, VA, 20176, Catocin District, (assessed value per deed is \$490,700), tax map /49//60///13/, PIN# 111-46-7598-000; \$530,000 (Instrument# 0043070).

South Riding Partners, LP, to Eric Lane Pitches and Sally A. Perrigo Pitches, 42317 Magistrate Court; Chantilly, VA 20152; sale on 07/23/10 of Lot 490, Section 91, South Riding, 0.17 acres, improved, SFD, zoned PDH4, at 42317 Magistrate Ct., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$159,200), tax map 106/B68///490/, PIN# 206-10-2128-000; \$597,549 (Instrument# 0043085).

Van Metre Homes at Brambleton, LLC, to Vikram R. and Kavita R. Vantair, 22584 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/23/10 of Lot 1986, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.04 acres, TH, zoned PDH4, at 22584 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed for land only is \$60,000), tax map /92/D35//1986/, PIN# 158-37-5286-000; \$346,125 (Instrument# 0043021).

Centex Homes, to Yasmin C. and Trevor J. Denner, 42752 Hay Road; Ashburn, VA 20147; sale on 07/26/10 of Lot 210, Section 2, Goose Creek Village North, 0.04 acres, improved, TH, zoned R16, at 42752 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$60,000), tax map /78//91//210/, PIN# 153-28-5095-000; \$343,190 (Instrument# 0043399).

Centex Homes, to Louis L. and Rosemarie F. Dilandro, 44328 McHenry Square; Ashburn, VA 20147; sale on 07/26/10 of Lot 296, Section 9, Potomac Green, 0.10 acres, improved, TH, zoned PDAAR, at 44328 McHenry Square, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$108,500), tax map /62/P/9//296/, PIN# 058-36-1569-000; \$368,520 (Instrument# 0043458).

Evergreen Village, LLC, to Shawn C. Beddows and Vivian Y. Oglesby-Beddows, 21854 Knob Hill Way; Ashburn, VA 20148; sale on 07/26/10 of Lot 257, Section 1, Evergreen Village, 0.20 acres, SFD, zoned PDRV, at 21854 Knob Hill Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$159,500), tax map /77/C/1//257/, PIN# 240-20-7434-000; \$480,090 (Instrument# 0043442).

Fairhunt, Inc., to Andre S. and Angelee M. Marques, 42445 Moreland Point Ct.; Ashburn, VA 20148; sale on 07/26/10 of Lot 64, Moreland Estates, 0.16 acres, SFD, zoned R8, at 42445 Moreland Point Ct., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$174,100), tax map /78//87//64/, PIN# 155-15-3670-000; \$603,695 (Instrument# 0043449).

NVR, Inc., to Kimberly A. and Thomas M. McCrossen, 25955 Kimberly Rose Drive; Chantilly, VA 20152; sale on 07/26/10 of Lot 167, Section 1A, Estates at Elk Run, 0.20 acres, SFD, zoned PDH4, at 25955 Kimberly Rose Dr., Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$159,500), tax map 106/F/3//167/, PIN# 166-19-8645-000; \$560,705 (Instrument# 0043445).

Van Metre Homes at Brambleton, LLC, to Srikanth Tummala and Sridevi Sunkavalli, 22586 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/26/10 of Lot 1987, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.04 acres, TH, zoned PDH4, at 22586 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$60,000), tax map /92/D35//1987/, PIN# 158-37-5184-000; \$348,690 (Instrument# 0043287).

Van Metre Homes at Brambleton, LLC, to Jaya L. Jagarlamudi and Sunil Kumar Jagarlamudi, 22582 Parkland Farms Terrace; Brambleton, VA 20148; sale on 07/26/10 of Lot 1985, Section 12, Block 8, Phase 2, Brambleton Landbay 2, 0.06 acres, TH, zoned PDH4, at 22582 Parkland Farms Terrace, Ashburn, VA, 20148, Dulles District, (assessed value of land only per deed is \$383,266), tax map /92/D35//1985/, PIN# 158-37-5388-000; \$383,266 (Instrument# 0043289).

Centex Homes, to Nicolas Joel and Tricia Renee Venegas, 42756 Hay Road; Ashburn, VA 20147; sale on 07/27/10 of Lot 212, Section 2, Goose Creek Village North, 0.04 acres, improved, TH, zoned R16, at 42756 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$60,000), tax map /78//91//212/, PIN# 153-28-5496-000; \$339,020 (Instrument# 0043761).

Centex Homes, to Miguel A. Hernandez and Roxana D. Martinez, 42754 Hay Road; Ashburn, VA 20147; sale on 07/27/10 of Lot 211, Section 2, Goose Creek Village North, 0.04 acres, improved, TH, zoned R16, at 42754 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$60,000), tax map /78//91//211/, PIN# 153-28-5296-000; \$340,485 (Instrument# 0043754).

NVR, Inc., to Sherri LaJoie Kerins and Daniel L. Crotty, 2 Joel Way; Lovettsville, VA 20180; sale on 07/27/10 of Lot 58, Section 2, Kingsridge Estates, 0.22 acres, SFD, zoned Towns, at 2 Joel Way, Lovettsville, VA, 20180, Catocin District, (assessed value per deed is \$89,700), tax map //9/B/2//58/, PIN# 368-10-0981-000; \$384,755 (Instrument# 0043785).

NVR, Inc., to Karen L. Warner and John R. Spotts, 13 West Broad Way; Lovettsville, VA 20180; sale on 07/27/10 of Lot 109, Section 1, Lovettsville Town Center, 0.19 acres, SFD, zoned Towns, at 13 Broad Way W., Lovettsville, VA, 20180, Catocin District, (assessed value per deed is \$89,400), tax map //9A210//109/, PIN# 369-20-1715-000; \$345,440 (Instrument# 0043783).

NVR, Inc., to Steven A. and Jennifer G. Deveau, 25433 Jubilant Drive; Aldie, VA 20105; sale on 07/27/10 of Lot 2, Section R3, Phase 3, Kirkpatrick Farms, 0.31 acres, improved, SFD, zoned PDH4, at 25433 Jubilant Dr., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$160,600), tax map 105/B22//2/, PIN# 249-28-0421-000; \$537,745 (Instrument# 0043781).

Pulte Home Corporation, to Kalyan Akkineni and Vineela Chunduru, 22279 Rampsbeck Terrace; Ashburn, VA 20148; sale on 07/27/10 of Lot 51, Section 2, Windermere Subdivision, 0.09 acres, improved, TH, zoned PDH4, at 22279 Rampsbeck Terrace, Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$118,500), tax map /92/B/4//51/, PIN# 157-28-7089-000; \$438,150 (Instrument# 0043756).

Pulte Home Corporation, to Pam Goodwin, 22277 Rampsbeck Terrace; Ashburn, VA 20148; sale on 07/27/10 of Lot 50, Section 2, Windermere Subdivision, 0.04 acres, improved, TH, zoned PDH4, at 22277 Rampsbeck Terrace,

Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$14,000), tax map /92/B/4////50/, PIN# 157-28-7092-000; \$119,400 (Instrument# 0043758).

South Riding Partners, LP, to Deborah Adams Lilly, 42558 Neighborly Lane; Chantilly, VA 20152; sale on 07/27/10 of Lot 174, Section 83, South Riding, 0.16 acres, improved, SFD, zoned PDH4, at 42558 Neighborly Lane, Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$159,100), tax map 106/B60//174/, PIN# 164-16-6312-000; \$586,602 (Instrument# 0043766).

Bram III Neighborhoods, LLC, to Berk A. & Claudia L. Bucukoglu, 22855 Angelique Drive; Brambleton, VA 20148; sale on 07/28/10 of Lot 255, Section 10, Phase 1, Brambleton Landbay 2, 0.57 acres, SFD, zoned PDH4, at 22855 Angelique Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$163,200), tax map /92/D30//255/, PIN# 159-37-1914-000; \$644,990 (Instrument# 0044266).

Centex Homes, to Tracey Ann Finck and Nathan Jerald Finck, 42758 Hay Road; Ashburn, VA 20147; sale on 07/28/10 of Lot 213, Section 2, Goose Creek Village North, 0.07 acres, improved, TH, zoned R16, at 42758 Hay Road, Ashburn, VA, 20147, Dulles District, (assessed value per deed is \$62,100), tax map /78//91//213/, PIN# 153-28-5696-000; \$367,450 (Instrument# 0044155).

Centex Homes, to Robert M. and Norma Kearns, 44307 Stableford Square; Ashburn, VA 20147; sale on 07/28/10 of Lot 316, Section 9, Potomac Green, 0.10 acres, improved, SFD, zoned PDAAAR, at 44307 Stableford Sq., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$108,500), tax map /62/P/9//316/, PIN# 058-36-1330-000; \$343,425 (Instrument# 0044154).

Centex Homes, to Carolyn S. Wells, 20434 Crescent Pointe Place; Ashburn, VA 20147; sale on 07/28/10 of Lot 291, Section 9, Potomac Green, 0.14 acres, improved, SFD, zoned PDAAAR, at 20434 Crescent Pointe Pl., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$135,100), tax map /62/P/9//291/, PIN# 058-35-9452-000; \$417,788 (Instrument# 0044157).

K. Hovnanian Homes of Virginia, Inc., to Daniel R. and Charlotte K. Lesando, 22329 Pasture Rose Place; Ashburn, VA 20148; sale on 07/28/10 of Lot 33, Hamlet 2, Evergreen Hamlets, 1.05 acres, SFD, zoned TR10, at 22329 Pasture Rose Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$232,500), tax map /91/B/2////33/, PIN# 198-17-2638-000; \$1,142,959 (Instrument# 0044096).

NVR, Inc., to Gopal Krishnanunni and Vandana Kundumkara, 42257 Palm Cove Court; Chantilly, VA 20152; sale on 07/28/10 of Lot 87, Phase 2, Little River Commons, 0.16 acres, improved, SFD, zoned PDH4, at 42257 Palm Cove Ct., Chantilly, VA, 20152, Dulles District, (assessed value of land only per deed is \$159,100), tax map 100/F/4////87/, PIN# 205-29-6522-000; \$516,350 (Instrument# 0044185).

NVR, Inc., to Garth H. and Rachel D. Knudson, 25429 Jubilant Drive; Aldie, VA 20105; sale on 07/28/10 of Lot 3, Section R3, Phase 3, Kirkpatrick Farms, 0.32 acres, improved, SFD, zoned PDH4, at 25429 Jubilant Dr., Aldie, VA, 20105, Dulles District, (assessed value per deed of land only is \$160,700), tax map 105/B22////3/, PIN# 249-27-9627-000; \$546,925 (Instrument# 0044189).

South Riding Partners, LP, to Scott E. and Jean M. Olech, 42550 Neighborly Lane; Chantilly, VA 20152; sale on 07/28/10 of Lot 176, Section 83, South Riding, 0.15 acres, improved, SFD, zoned PDH4, at 42550 Neighborly Lane, Chantilly, VA, 20152, Dulles District, (assessed value per deed is \$159,000), tax map 106/B60//176/, PIN# 164-16-5309-000; \$566,425 (Instrument# 0044109).

Centex Homes, to Phillip D. Wargo, 44309 Stableford Square; Ashburn, VA 20147; sale on 07/29/10 of Lot 317, Section 9, Potomac Green, 0.08 acres, improved, TH, zoned PDAAAR, at 44309 Stableford Sq., Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$105,000), tax map /62/P/9//317/, PIN# 058-36-1632-000; \$324,185 (Instrument# 0044462).

NVR, Inc., to Christopher J. and Joseph Mullen, 21 Hammond Drive; Lovettsville, VA 20180; sale on 07/29/10 of Lot 142, Section 1, Lovettsville Town Center, 0.17 acres, SFD, zoned Towns, at 21 Hammond Dr., Lovettsville, VA, 20180, Catoclin District, (assessed value per deed is \$89,200), tax map //9A210//142/, PIN# 369-19-7954-000; \$352,440 (Instrument# 0044448).

NVR, Inc., to Mathew B. and Melissa J. McNamee, 8 Tilgham Place; Lovettsville, VA 20180; sale on 07/29/10 of Lot 77, Section 2, Kingsridge Estates, 0.19 acres, SFD, zoned Towns, at 8 Tilgham Pl., Lovettsville, VA, 20180, Catoclin District, (assessed value per deed is \$89,400), tax map //9/B/2////77/, PIN# 369-40-5845-000; \$340,115 (Instrument# 0044451).

Toll VA, LP, to Krishnakumar and Jeshmi S. Raman, 20045 Forest Farm Lane; Ashburn, VA 20147; sale on 07/29/10 of Lot 76, Chase @ Belmont Country Club, 0.52 acres, improved, SFD, zoned R1, at 20045 Forest Farm Lane, Ashburn, VA, 20147, Broad Run District, (assessed value per deed is \$239,400), tax map /61//12//76/, PIN# 115-47-0512-000; \$1,149,486 (Instrument# 0044528).

Van Metre Homes at Brambleton, LLC, to Amit Dusad and Meenal Agrawal, 23383 Virginia Rose Place; Brambleton, VA 20148; sale on 07/29/10 of Lot 2138, Section 21, Phase 1, Brambleton Landbay 3, 0.23 acres, SFD, zoned PDH4, at 23383 Virginia Rose Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$95,800), tax map /92/D38//2138/, PIN# 160-37-7076-000; \$599,795 (Instrument# 0044525).

Winchester Homes, Inc., to Russell M. Free and Tonya Y. Weaver- Free, 41524 Hitchin Court; Aldie, VA 20105; sale on 07/29/10 of Lot 11, Phase 1, Stratshire Crossing, 0.26 acres, improved, SFD, zoned PDH4, at 41524 Hitchin Ct., Aldie, VA, 20105, Dulles District, (assessed value per deed is \$160,100), tax map 100/F/3///11/, PIN# 248-18-3099-000; \$657,737 (Instrument# 0044599).

Bram III Neighborhoods, LLC, to Tara A. and Keith Hample, 22851 Angelique Drive; Brambleton, VA 20148; sale on 07/30/10 of Lot 254, Section 10, Phase 1, Brambleton Landbay 2, 0.32 acres, improved, SFD, zoned PDH4, at 22851 Angelique Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$403,400), tax map /92/D30///254/, PIN# 159-37-2322-000; \$580,485 (Instrument# 0044918).

Brookfield Waxpool, LLC, to Tammy J. Parkins, 1729 William Penn Avenue; Johnstown, PA 15909; sale on 07/30/10 of Lot 17, Goose Creek Bend, 1.17 acres, SFD, zoned TR10, at 20867 Le Notre Pl., Leesburg, VA, 20175, Catoctin District, (assessed value per deed is \$173,000), tax map /77/21///17/, PIN# 195-45-8830-000; \$690,907 (Instrument# 0044950).

U.S. Home Corporation, to Shawn P. and Terri Connell, 21834 Knob Hill Place; Ashburn, VA 20148; sale on 07/30/10 of Lot 251, Section 1, Evergreen Village, 0.21 acres, SFD, zoned PDRV, at 21834 Knob Hill Pl., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$159,600), tax map /77/C/1///251/, PIN# 197-25-0928-000; \$497,590 (Instrument# 0044838).

Van Metre at Linden Row Condominiums, LLC, to Megan N. and Ronald K. Watson, 19322 Diamond Lake Drive, #T-40; Lansdowne, VA 20176; sale on 07/30/10 of Condo Unit(s) T-40, Building T, Phase T, Linden Row Condo, improved, resid. condo, zoned PDTC, at 19322 Diamond Lake Dr., Leesburg, VA, 20176, Broad Run District, (assessed value per deed is \$260,700), tax map /62/K48PTT-40/, PIN# 113-30-9555-010; \$235,000 (Instrument# 0044879).

Waxpool Village, LLC, to Gary L. Woodward, 21796 Iannis Spring Drive; Ashburn, VA 20148; sale on 07/30/10 of Lot 82, Section 2, Phase 1, Village of Waxpool, 0.46 acres, improved, SFD, zoned R1, at 21796 Iannis Spring Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$661,300), tax map /78/D/2///82/, PIN# 156-28-5348-000; \$850,000 (Instrument# 0044970).

Winchester Homes, Inc., to Srihari Kari, 23254 Minerva Drive; Brambleton, VA 20148; sale on 07/30/10 of Lot 2157, Section 21, Phase 1, Brambleton Landbay 3, 0.21 acres, SFD, zoned PDH4, at 23254 Minerva Dr., Ashburn, VA, 20148, Dulles District, (assessed value per deed is \$95,600), tax map /92/D38//2157/, PIN# 160-36-9688-000; \$528,408 (Instrument# 0044927).

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Telephone: 703-450-5085
Fax: 703-450-0185
E-mail: gina@virginianewsletters.com
Gina McQuinn, Publisher and Editor

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