

THIS DEED IS EXEMPT FROM RECORDING TAXES AND FROM GRANTOR'S TAXES PURSUANT TO VIRGINIA CODE SECTIONS 58.1-811, SUBSECTION D.

PREPARED BY AND RETURN TO: CHRISTOPHER I. JACOBS, ESQ., KALFUS & NACHMAN, P.C., P.O. BOX 12889, NORFOLK, VA 23541 (757)-461-4900

THIS DEED WAS PREPARED ON THE BASIS OF DOCUMENTS PROVIDED BY THE GRANTORS AND GRANTEE AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION. NO TITLE INSURANCE IS INVOLVED IN THIS TRANSACTION.

CONSIDERATION: NONE; THIS IS A DEED OF GIFT

GPIN Number: 1467-68-9087-0497

QUITCLAIM DEED OF GIFT

THIS QUITCLAIM DEED OF GIFT is made and entered into on September 13, 2022, by and between _____, Widow and sole heir of

(Also known as _____, the "GRANTOR(s)", and _____

ADMINISTRATOR OF THE ESTATE OF MICHELLE LANGER, the "GRANTEE" whose address is c/o CHRISTOPHER I. JACOBS, ESQ., KALFUS & NACHMAN, P.C., P.O. BOX 12889, NORFOLK, VA 23541;

WITNESSETH:

In consideration of the premises, the Grantor does hereby quitclaim, convey and transfer to the Grantee, with no warranty of any kind, the following described real property, to-wit:

ALL THAT certain condominium unit known as a condominium, located in the City of Virginia Beach, Virginia, and as further designated and described in that certain Condominium Declaration entitled "DECLARATION OF CONDOMINIUM OF _____ A CONDOMINIUM", recorded October 12, 1999 in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Deed Book Deed Book 4155 at page 564, as amended in Deed Book 4226 at page 376, in Deed Book 4230 at page 2134, in Deed Book 4259 at page 465, in Deed Book 4272 at page 2054, in Deed Book 4297 at page 751, in Deed Book 4317 at page 1084, in Deed Book 4334 at page 1878, in Deed Book 4337 at page 1671, in Deed Book 4356 at page 1697, in Deed Book 4397 at page 886, in Deed Book 4400 at page 1750, in Deed Book _____

4462 at page 1622, and in Deed Book 4465 at page 1289, , together with its applicable undivided interest in certain common elements, all as more particularly described and allocated in the Declaration, as further amended from time to time. shown on plat recorded in Plat Book 289 at page 54.

IT BEING the same property conveyed to

...) by deed from the Secretary of Housing and Urban Development dated May 19, 2004 and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia as Instrument Number 200406110092279. intestate on May 31, 2019 and, pursuant to the List of Heirs recorded as Instrument Number 20200810000708320 in the aforesaid Clerk's Office, he was survived by his mother, and father. , as his sole heirs at law. died intestate on July 21, 2021, in Beaufort County, North Carolina, leaving the Grantor herein as his widow and sole heir under Virginia law.

Street address:

This conveyance is made expressly subject to the conditions, restrictions, existing deeds of trust or mortgages, easements and reservations of record, if any, affecting the aforesaid property and constituting constructive notice.

WITNESS the following signatures and seals:

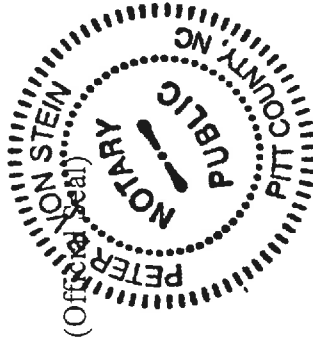
PITT COUNTY, NORTH CAROLINA

The foregoing deed was acknowledged and subscribed before me this day by Velma J. Hamilton.

Date October 13, 2022

Velma J. Hamilton

Signature of Notary Public



My commission expires: May 15, 2023

THIS DEED IS EXEMPT FROM RECORDING TAXES AND FROM GRANTOR'S TAXES PURSUANT TO VIRGINIA CODE SECTIONS 58.1-811, SUBSECTION D.

PREPARED BY AND RETURN TO: CHRISTOPHER I. JACOBS, ESQ., KALFUS & NACHMAN, P.C., P.O. BOX 12889, NORFOLK, VA 23541 (757)-461-4900

THIS DEED WAS PREPARED ON THE BASIS OF DOCUMENTS PROVIDED BY THE GRANTORS AND GRANTEE AND WITHOUT THE BENEFIT OF A TITLE EXAMINATION. NO TITLE INSURANCE IS INVOLVED IN THIS TRANSACTION.

CONSIDERATION: NONE

GPIN Number: 1467-68-9087-0497

INSTRUMENT # 202203036721 PAGE 1 OF 2
RECORDED VIRGINIA BEACH CIRCUIT COURT
JUN 30, 2022 AT 03:33 PM
TINA E. SINNEN, CLERK

DEED

THIS DEED is made and entered into on June 15th, 2022, by and between

_____, the "GRANTOR(s)", and _____, ADMINISTRATOR OF THE

ESTATE OF MICHELLE LANGER, the "GRANTEE" whose address is c/o CHRISTOPHER I. JACOBS, ESQ., KALFUS & NACHMAN, P.C., P.O. BOX 12889, NORFOLK, VA 23541;

WITNESSETH:

That for and in consideration of the premises, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, that said Grantor does hereby GRANT as a

DEED OF GIFT, grant, bargain, and convey, with GENERAL WARRANTY and English

Covenants of Title, unto the said Grantee the following described property, to-wit:

ALL THAT certain condominium unit known as _____ condominium, located in the City of Virginia Beach, Virginia, and as further designated and described in that certain Condominium Declaration entitled "DECLARATION OF CONDOMINIUM OF _____ A CONDOMINIUM", recorded October 12, 1999 in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia in Deed Book Deed Book 4155 at page 564, as amended in Deed Book 4226 at page 376, in Deed Book 4230 at page 2134, in Deed Book 4259 at page 465, in Deed Book 4272 at page 2054, in Deed Book 4297 at page 751, in Deed Book 4317 at page 1084, in Deed Book 4334 at page 1878, in Deed Book 4337 at page 1671, in Deed Book 4356 at page 1697, in Deed Book 4397 at page 886, in Deed Book 4400 at page 1750, in Deed Book 4462 at page 1622, and in Deed Book 4465 at page 1289, together with its applicable undivided interest in certain common elements, all as more particularly described and allocated in the Declaration, as further amended from ~~page 10~~ page 10 time. Said

being shown on plat recorded in Plat Book 289 at page 54. 2022 JUN 30 PM 12:37

TINA E. SINNEN, CLERK

IT BEING the same property conveyed to _____ by deed from the Secretary of Housing and Urban Development dated May 19, 2004 and recorded in the Clerk's Office of the Circuit Court of the City of Virginia Beach, Virginia as Instrument Number 200406110092279. _____ died intestate on May 31, 2019 and, pursuant to the List of Heirs recorded as Instrument Number 20200810000708320, he was survived by his mother, _____, as his sole heirs at law, _____ (also known as _____,

Street address: _____, Virginia Beach, Virginia

This conveyance is made expressly subject to the conditions, restrictions, existing deeds of trust or mortgages, easements and reservations of record, if any, affecting the aforesaid property and constituting constructive notice.

WITNESS the following signatures and seals:

STATE OF VA,

CITY OF Newport News, to-wit:

The foregoing Deed was acknowledged before me on June 15, 2022 by

My Commission Expires: Sept 30, 2022

Notary Public

Registration #: 7588353 Affix Notary Seal here:



VIRGINIA: IN THE CIRCUIT COURT FOR THE CITY OF VIRGINIA BEACH

, *c.t.a.*, Individually and as
Administrator of the Estate of Michelle Langer,

Plaintiff,

v.

C. SEAN YACOBI, in his capacity as
Administrator of the Estate for
deceased,

Defendant.

Case No.: CL20006687-00

INSTRUMENT # 202104014878 PAGE 1 OF 2
RECORDED VIRGINIA BEACH CIRCUIT COURT
Nov 04, 2021 AT 08:42 am JDG NF
TINA E. SINNEN, CLERK

JUDGMENT ORDER

THIS DAY came the plaintiff, *c.t.a.*, Individually and as
Administrator of the Estate of Michelle Langer, and the defendant, C. SEAN YACOBI, in his
capacity as Administrator of the Estate for *c.t.a.*, deceased.

WHEREUPON, after Plaintiff moving this honorable Court for a default judgment
against the defendant, and this court determining it being proper to do so, after hearing
evidence, there being greater than twenty-one days since serving the Amended Complaint
upon the Defendant, there never being an Answer filed, evidence heard that the statutory
beneficiaries of the deceased, *c.t.a.* was aware of said underlying suit in this
matter and chose not to participate in defense of said underlying suit; it is therefore,

ADJUDGED, ORDERED and DECREED that judgment be entered on in favor of the
plaintiff, *c.t.a.*, Individually and as Administrator of the Estate of
Michelle Langer, and that the plaintiff is to recover judgment against the defendant, C. SEAN
YACOBI, in his capacity as Administrator of the Estate for *c.t.a.*, deceased; and

IT IS FURTHER ADJUDGED, ORDERED and DECREED that the judgment amount
rendered in favor of the plaintiff, *c.t.a.*, Individually and as Administrator
of the Estate of Michelle Langer, shall be against the defendant, C. SEAN YACOBI, in his
capacity as Administrator of the Estate for *c.t.a.*, deceased, in the amount of

TWO MILLION DOLLARS AND NO CENTS (\$2,000,000.00); with interest at the judgment rate

of 6% per annum from the date of this judgment being entered; together with her taxable costs in the amount of \$582.00; with defendant, C. SEAN YACOBI, in his capacity as Administrator of the Estate for [redacted]; deceased, having an address of: C. Sean Yacobi, Esquire, Law Office of C. Sean Yacobi, PLLC, 2476 Nimmo Parkway, Suite 115, Virginia Beach, VA 23456; and

IT IS FURTHER ADJUDGED, ORDERED and DECREED that after hearing evidence in this matter and for good cause being shown, the motion to execute immediate judgment on this matter is GRANTED by this honorable Court; and


IT IS FURTHER ADJUDGED, ORDERED and DECREED that C. SEAN YACOBI, in his capacity as an appointed Administrator has shown good cause to this honorable Court, to be reimbursed for his time and efforts as an appointed administrator and by agreement is to be paid from any collected judgment monies, if any, in the amount of ONE THOUSAND FIVE HUNDRED DOLLARS AND NO CENTS (\$1,500.00).


ENTERED THIS 1st DAY OF November, 2021:


Judge

SEEN and AGREED:

Christopher I. Jacobs, Esq.
Counsel for Plaintiff

SEEN and OBJECTED
to for Reasons stated on the Record:

C. SEAN YACOBI, in his capacity as
Administrator of the Estate for
Dewayne Craddock, deceased

CERTIFIED TO BE A TRUE COPY
OF RECORD IN MY CUSTODY
TINA F. SINNER, CLERK
CIRCUIT COURT VIRGINIA BEACH, VA
BY  DEPUTY CLERK