

FAIRFAX COUNTY, VIRGINIA

CIRCUIT COURT - CLERK'S OFFICE

INSTRUMENT No. 2024-0049213

RECORDED 03/20/2024 10:42 AM

GRANTOR/GRANTEE INDEXED

RECORDING FEES PAID

RECORDED

Prepared by and after recording return to: Old Dominion Title Trustees, LLC, 200 Records Way, Suite 300, Fairfax, Virginia 22030.
Loan No. 4471-0098.

DEED OF TRUST

Virginia • Fairfax County Land Records

THIS DEED OF TRUST is made this 14th day of March, 2024, by and among **Jordan A. Rivera and Morgan L. Rivera**, husband and wife (the "Borrower"); **Old Dominion Title Trustees, LLC** (the "Trustee"); and **Potomac Heights Savings Bank** (the "Lender," and also the Beneficiary).

WITNESSETH: To secure a promissory note of even date in the principal sum of **\$452,000.00**, together with interest as provided therein, the Borrower irrevocably grants and conveys to the Trustee, in trust, with power of sale, the property described below.

PROPERTY. All that certain lot or parcel of land, together with the improvements thereon, lying and being in Fairfax County, Virginia, and more particularly described as: **Lot 14, Block C, Section 3, CEDARBROOK ESTATES**, as shown on the plat recorded in **Deed Book 8821, Page 142**, among the land records of Fairfax County, Virginia. Tax Map / Parcel ID: **0571 12 0034**. The property has the address of 4127 Cedarbrook Lane, Fairfax, Virginia 22030.

MATURITY. The indebtedness secured by this Deed of Trust, if not sooner paid, shall be due and payable in full on **April 1, 2054**.

BORROWER COVENANTS that the Borrower is lawfully seised of the estate hereby conveyed, has the right to grant and convey the property, and that the property is unencumbered except for encumbrances of record, which the Borrower will warrant and defend.

WITNESS the following signatures and seals.

Jordan A. Rivera

Morgan L. Rivera

COMMONWEALTH OF VIRGINIA, COUNTY OF FAIRFAX, to wit:

The foregoing instrument was acknowledged before me this 14th day of March, 2024, by Jordan A. Rivera and Morgan L. Rivera.

Notary Public