

Fairfax County Land Records Cover Sheet

Instruments

COVENANT

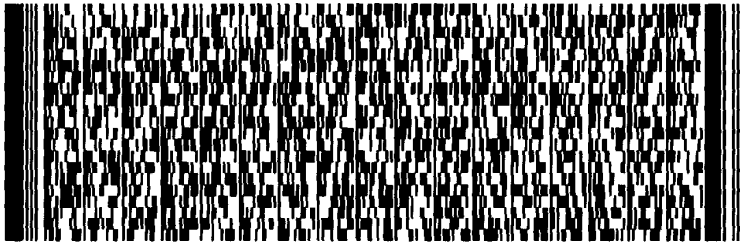
Grantor(s)

BENSTEN, WILLIAM P_I_N , BENSTEN, CELIA A_I_N

Grantee(s)

FIDELITY AND TRUST BANK_F_N

Consideration	.00	Consideration %	100
Tax Exemption		Amount Not Taxed	
DEM Number		Tax Map Number	021-4- -00-16-0015-
Original Book		Original Page	
Title Company	PREMIER TITLE	Title Case	59751
Property Descr.	LANGLEY FOREST, LOT 15, SECTION 1		
Certified	No	Copies	0
		Page Range	



Print Cover Sheet

COVENANT

THIS COVENANT made this 26 day of December, 2006, by WILLIAM P. BENSTEN and CELIA A. BENSTEN (hereinafter referred to as "Covenantor"), for the benefit of FIDELITY & TRUST BANK (hereinafter referred to as "Beneficiary").

W I T N E S S E T H:

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Covenantor does hereby covenant and warrant unto Beneficiary, its successors and assigns, as follows:

FIRST: Covenantor has good and marketable title to the fee simple interest in the land described in "EXHIBIT A" attached hereto (said land, and the improvements, fixtures and personalty thereon being referred to herein as the "Property").

SECOND: The Covenantor will not make or execute or cause to be made or executed any deed, mortgage, deed of trust, conveyance, security agreement, or any other instrument or agreement, voluntary or involuntary, having the effect of a lien, encumbrance, restriction, or conveyance of or on the subject Property, or any part thereof, or creating or granting a security interest therein, without the prior written approval of Beneficiary; they will not permit any lien, encumbrance, restriction or security interest to exist on the subject Property, or any part thereof, without the approval of Beneficiary; and they will not transfer, sell, assign, lease, convey, mortgage, or create or grant a security interest in or on the subject Property, or any interest therein or any part thereof, without the prior written consent of Beneficiary.

Any transfer, sale, assignment, lease, conveyance, deed, mortgage, deed of trust, lien, encumbrance, restriction, creation, or grant made, executed, or placed upon the subject Property, in violation of the aforesaid covenants and warranties shall be null and void and of no force or effect at law or in equity.

THIRD: The covenants and warranties herein made by the Covenantor shall remain in full force and effect until the earlier to occur of (a) payment in full of the note from MERION-LOUDOUN, LC, a Virginia limited liability company to Beneficiary, or (b) ten (10) years from the date hereof.

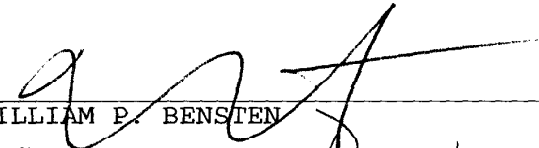
FOURTH: Beneficiary is hereby authorized and permitted to cause this instrument to be recorded at such time and at such places as Beneficiary, at its sole option, may elect.


FIFTH: The covenants and warranties herein made by the Covenantor shall be binding upon them and each of them and upon

PREMIER TITLE, INC.
8221 OLD COURTHOUSE ROAD, #300
VIENNA, VA 22182
FILE # 5975 /
CONSIDERATION/LOAN AMOUNT
TAX MAP/ACCT # 2214-06-0015

their respective heirs and personal representatives and shall inure to the benefit of Beneficiary, its successors and assigns. As used herein the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the said Covenantor has caused these presents to be executed as of the year and day first above written; and



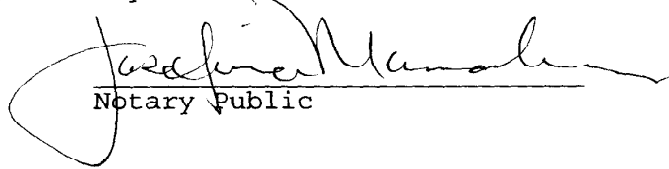
WILLIAM P. BENSTEN [SEAL]


CELIA A. BENSTEN [SEAL]

STATE OF Virginia)
COUNTY OF Fairfax) SS:

26th The foregoing instrument was acknowledged before me this day of December, 2006 by WILLIAM P. BENSTEN.

My commission expires:
Nov. 30, 2008

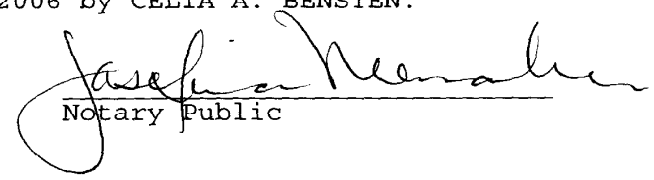


Notary Public

STATE OF Virginia)
COUNTY OF Fairfax) SS:

26th The foregoing instrument was acknowledged before me this day of December, 2006 by CELIA A. BENSTEN.

My commission expires:
Nov. 30, 2008



Notary Public

"EXHIBIT A"

All that certain lot or parcel of land situate in Providence Magisterial District, in the County of Fairfax, Commonwealth of Virginia, and being more particularly described as follows:

Lot 15, Section 1, LANGLEY FOREST subdivision, as the same appears duly dedicated, platted and recorded in Deed Book 565, Page 425, among the land records of Fairfax County, Virginia.