

Deed prepared without title examination by:
I. J. Crickenberger, VSB #6465
Crickenberger & Welke
3921 Old Lee Highway, Suite 71-B
Fairfax, Virginia 22030

Grantee's Address: 102 Ayr Hill Avenue, N.W.
Vienna, Virginia 22180

Tax Map ID: 38-2-50-0003

DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT
Tax Exempt under §58.1-811(D), 1950 Code of Virginia, as amended

This DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT is made to be effective as of _____, 2015, between PEDRO C. ADAME, (the "Owner"), and the TOWN OF VIENNA, VIRGINIA, a municipal corporation (the "Town").

WHEREAS, Owner is the owner of certain real property known as Lots 3, 4, 5 and 6, WILMAR PLACE, as the same appears duly dedicated platted and recorded among the Land Records of Fairfax County, Virginia, in Deed Book 21450 at Page 2117, and as further depicted on that plat dated June 8, 2015, titled Plat Showing Portion of Alley Vacated and Consolidated with Lots 3, 4, 5, & 6 of Wilmar Place and prepared by James D. Thurber, a copy of which is attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, Owner purchased 750 square feet of land, more or less, vacated by the Town, the metes and bounds description of which is attached hereto as Exhibit "B"; and

WHEREAS, Owner and Town desire to consolidate and adjust the boundary lines of the Lots 3, 4, 5, & 6, WILMAR PLACE, and the vacated land to make one single property; and

WHEREAS, the consolidation and adjustment of boundary lines as aforesaid has been duly platted and shown on a plat prepared by James D. Thurber, Land Surveyor, dated June 8, 2015, and described by metes and bounds on Exhibit "B" attached hereto and incorporated here by reference; and

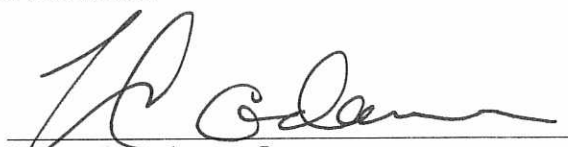
WHEREAS, the platting of the land and the consolidation and adjustment of the boundary lines provided by this instrument is made with the free consent and in accordance with the desires of the undersigned Owners and in accordance with the provisions of Section 15.2-2275 of the 1950 Code of Virginia, as amended, and the applicable regulations of the Town of Vienna, Virginia, as evidenced by the approval of said consolidation boundary line adjustment by authorized officials of the Town noted on the attached plat;

NOW, THEREFORE, in consideration of the premises, the conveyance made hereby, the consideration received by the Town, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Owner and Town hereby consolidate and adjust the boundary lines of Lots 3, 4, 5, & 6, WILMAR PLACE, and the vacated land to create the new parcel designated as Lots 3, 4, 5, & 6, WILMAR PLACE, and the Town does grant and convey to the Owner, with GENERAL WARRANTY OF TITLE, the real property vacated by the Town containing 750 square feet, more or less, as shown on the attached Exhibit "B".

The Town covenants that it has the right to convey the aforesaid property to the Owner; that the Owner shall have quiet possession thereof; that the Town has done no act to encumber the aforesaid property except as herein stated; and that the Town will execute such further assurances as may be requisite. The Town further covenants that it has full power and authority to enter into the consolidation boundary line adjustment effected by this Deed.

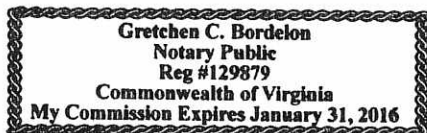
This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, and shall be subject to all covenants, conditions and easements of record which lawfully apply.

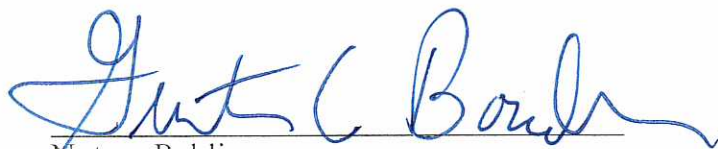
WITNESS the following signatures and seals:


Pedro C. Adame, Owner

Commonwealth of Virginia,
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Pedro C. Adame on
July 27, 2015.




Notary Public
My commission expires: January 31, 2016

[Signatures continue on next page]

Acknowledged and accepted on behalf of the Town of Vienna, Virginia, in accordance with the authority granted by said Town.

TOWN OF VIENNA, VIRGINIA

by _____

Commonwealth of Virginia,
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by _____
_____, who acknowledged himself or herself to hold the office of _____
_____ in the Town of Vienna, Virginia, and acknowledged that he or she, being authorized
so to do, executed the foregoing instrument for the purposes therein contained on _
_____.

Notary Public
My commission expires: