

Prepared by and Return to:
Arlene L. Pripeton, VSB#18523
10195 Main Street, Suite B
Fairfax, VA 22031
Box 133

Grantee's Address:
235 Lawyers Rd NW
Vienna, VA 22180

Tax Map #: 038-4-03-0018

Tax Exempt under Va. Code Section 58.1-811(D)

DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT

This Deed of Consolidation and Boundary Line Adjustment is made to be effective as of this _____ day of _____, 20____, between Leonard A. RITTER and Polly B. RITTER, husband and wife, (the "Owners"), and the TOWN OF VIENNA, VIRGINIA, a municipal corporation, (the "Town").

WHEREAS, Owners are the owner of certain real property known as Lots 18,19, 20, and 21, WILMAR PLACE, as the same appears duly dedicated, platted, and recorded among the Land Records of Fairfax County, Virginia in Deed Book 10518 at Page 0447, less and except that certain parcel containing 807 square feet more or less conveyed to the Town of Vienna in Deed Book 2491 at Page 120, and as further depicted on that plat dated November 21, 2022, titled "Plat Showing Lot 18-A, Being a Vacation of a Portion of a 15' Alley and its Consolidation with Lots 18, 19, PT. 20 & PT. 21 Wilmar Place", and prepared by George M. O'Quinn, a copy of which is attached hereto as Exhibit "A" and incorporated herein; and

WHEREAS, Owners purchased 1,263 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, Owners and Town desire to consolidate and adjust the boundary lines of Lots 18, 19, 20, and 21 WILMAR PLACE, and the vacated land to make one single property less and except that certain parcel containing 807 square feet more or less conveyed to the Town of Vienna in Deed Book 2491 at Page 120; and

WHEREAS, the consolidation and adjustment of boundary lines as aforesaid has been duly platted and shown on a plat prepared by George M. O'Quinn, Land Surveyor, dated November 21, 2022, 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 18, 19, 20, and 21, WILMAR PLACE and the vacated land, less and except that certain parcel containing 807 square feet more or less conveyed to the Town of Vienna in Deed Book 2491 at Page 120, to create the new parcel designated as Lot 18A, 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 1,263 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 affected by this Deed.

This Deed shall be governed by and 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.

SIGNATURES AND SEALS ON THE FOLLOWING PAGES

WITNESS the following signatures and seals:

Leonard A. RITTER, Owner

Polly B. RITTER, Owner

Commonwealth of Virginia,
City/County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Leonard A. Ritter on this
_____ day of _____, 20____.

Notary Public

My Commission Expires: _____
My Registration Number: _____

Commonwealth of Virginia,
City/County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Polly B. Ritter on this
_____ day of _____, 20____.

Notary Public

My Commission Expires: _____
My Registration Number: _____

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,
City/County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by _____,
who acknowledged themselves to hold the office of _____ in the Town of
Vienna, Virginia, and acknowledged that they, being authorized so to do, executed the foregoing
instrument for the purposes therein contained on this _____ day of _____,
20____.

Notary Public

My Commission Expires: _____
My Registration Number: _____

Exhibit A

PLAT SHOWING LOT 18-A, BEING A VACATION OF A PORTION OF A 15' ALLEY
AND ITS CONSOLIDATION WITH LOTS 18, 19, PT. 20 & PT. 21 WILMAR PLACE

Deed Book J-9, Page 461
Town of Vienna, Virginia

Exhibit B

DESCRIPTION OF A PORTION OF A 15' ALLEY TO BE VACATED
TOWN OF VIENNA, VIRGINIA

Beginning at a point in the easterly line of Lawyers Road (State Route 673), a corner common to Part of Lot 21, Wilmar Place; thence with the southerly line of Part of Lot 21, Part of Lot 20, Lot 19, and Lot 18 N 50° 00' 00" E 131.18' to a point, a corner common to Lot A; thence through the 15' Alley and the northerly lines of Lot 24A, Lot 23 and Lot 22 the following courses and distances S 50° 00' 00" W 100.00' to a point, S 40° 00' 00" E 7.50' to a point, S 50° 00' 00" W 36.55' to a point, a corner common to Lot 22, and N 22° 27' 30" W 15.74 ' to the point of beginning containing 1,263 square feet of land.