

Prepared by:
Nathaniel A. Ralstin, VSB #91002
Keegan & DeVol, PLC
8280 Greensboro Drive, Suite 710
McLean, VA 22102

Tax Map #: 0384-03-0034
Grantees' Address:
8044 Trevor Place
Vienna, VA 22182

Note to Clerk: This Deed is partially exempt from recordation
taxes pursuant to the provisions of Va. Code § 58.1-811(C)(5)

THIS DEED PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT

This DEED OF CONSOLIDATION AND BOUNDARY LINE ADJUSTMENT is made
effective as of the 15 day of Feb, 2021, between Manish Kumar
SHARMA and Vanita **SHARMA**, a married couple (the "Owners"), and the **TOWN OF**
VIENNA, VIRGINIA, a municipal corporation, its successors and assigns (the "Town");

WITNESSETH

WHEREAS, the Owners are the owners of certain property known as Lots 34, 35, 36, &
37, WILMAR PLACE, by virtue of a Deed recorded in Deed Book 26129 at Page 0657 among the
land records of Fairfax County, Virginia, and as further depicted on that plat dated September 10,
2021, titled Plat Showing Vacation and Consolidation of Lot 34A and a Portion of Existing Alley
(the "Plat"), prepared by Kevin D. Vaughn, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, Owners are purchasing 1200 square feet of land, more or less, vacated by the
Town, as said vacated portions are more particularly described on the Plat; and

WHEREAS, Owners and Town desire to consolidate and adjust the boundary lines of Lots
34, 35, 36, & 37, WILMAR PLACE, and the vacated land, to make one single property known as
Lot 34A-1; and

WHEREAS, the consolidation and adjustment of boundary lines as stated above has been duly platted and shown on the Plat, attached hereto and incorporated hereto 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 Va. Code § 15.2-2275, as amended, and the applicable regulations of the Town of Vienna. Such approval by the Town of said boundary line adjustment and consolidation is evidenced by the endorsement of the proper authorities hereto and to the 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 Owners and Town hereby consolidate and adjust the boundary lines of Lots 34, 35, 36, & 37, WILMAR PLACE, and the vacated land, to create a new parcel designated as Lot 34A-1, WILMAR PLACE, and the Town does grant and convey to Owners, in fee simple and with GENERAL WARRANTY OF TITLE, the real property vacated by the Town, containing 1200 square feet, more or less, as shown on the attached Exhibit "A".

The Town covenants that it has the right to convey the aforesaid property to Owners, that Owners 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.

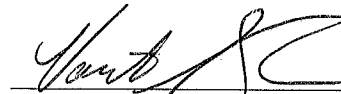
This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia, and shall be subject to all covenants, conditions, and easements of

record which lawfully apply. This Deed may be executed in counterparts, each of which shall be deemed an original, but which together shall constitute one and the same instrument.

WITNESS the following signatures and seals:

OWNERS:

 (SEAL)
MANISH KUMAR SHARMA

 (SEAL)
VANITA SHARMA

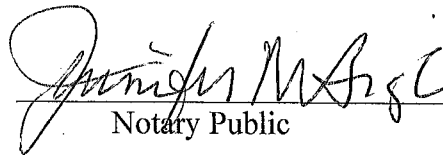
COMMONWEALTH OF VIRGINIA :

: to wit

COUNTY OF FAIRFAX :

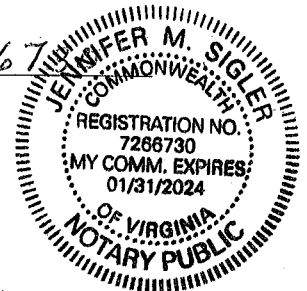
I HEREBY CERTIFY that on this 15 day of February, 2022, before me, the undersigned Notary Public in the aforesaid jurisdiction, personally appeared MANISH KUMAR SHARMA and VANITA SHARMA, known to me or satisfactorily proven to be the individuals whose names are subscribed within, and acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS MY Hand and Notarial Seal.

 (SEAL)
Notary Public

My Commission expires: 1-31-2024

Registration #: 72667



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

APPROVED IN FORM BY:

TOWN OF VIENNA, VIRGINIA

_____(SEAL)
STEVEN D. BRIGLIA, Town Attorney

By: _____(SEAL)
LINDA J. COLBERT, Mayor

COMMONWEALTH OF VIRGINIA :

: to wit

COUNTY OF FAIRFAX :

I HEREBY CERTIFY that on this _____ day of _____, 2022, before me, the undersigned Notary Public in the aforesaid jurisdiction, personally appeared LINDA J. COLBERT and acknowledged herself to be the Mayor of the TOWN OF VIENNA, VIRGINIA, and acknowledged that she, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS MY Hand and Notarial Seal.

_____(SEAL)
Notary Public

My Commission expires: _____

Registration #: _____