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Tax Id. No: 0382 19 0002 and 038-2-36A  
New Tax Id No.: TBD

Grantees Address: 503 Creek Crossing Road NE, Vienna, VA 22180

Consideration: \$0.00

**--- DEED OF CONSOLIDATION ---**

THIS DEED OF CONSOLIDATION is made this \_\_\_\_ day of \_\_\_\_\_, 2017, by and between **ZACHARY ALLAN KAYE** and **BRONWEN ANN KAYE**, husband and wife, as Grantors, and **ZACHARY ALLAN KAYE** and **BRONWEN ANN KAYE**, husband and wife, as Grantees, and **T. BANKS GATCHEL**, Trustee (listed for indexing purposes only) and **MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.**, as Beneficiary on behalf of **WASHINGTON FIRST MORTGAGE CORPORATION**, Lender, (listed for indexing purposes only) the Party of the Third Part.

WHEREAS, by Deed dated March 28, 2017 and recorded in Deed Book 24992 at page 0638, among the land records of Fairfax County, Virginia, the Grantors took title to two parcels of land more particularly described as:

Parcel 1:

LOT TWO (2), in Section Two (2), of a subdivision known as "LINNCREST" as said subdivision is duly dedicated, platted and recorded among the land records of Fairfax County, Virginia in Deed Book 1995 at Page 595, being more particularly described by metes and bounds as follows: Beginning at a pipe on the south easterly side of Creek Crossing Road a corner to Lot 1; thence with said side of said road North 40 degrees 00 minutes 15 seconds East 75.00 feet to a pipe a corner to Beery; thence leaving the road with Berry curving to the right 39.27 feet, measured along the arc of a circle having a radius of 25.00 feet; the chord being North 86 degrees 00 minutes 15 seconds East 35.36 feet to a pipe; South 49 degrees 59 minutes 45 seconds East 152.25 feet to a pipe, South 40 degrees 00

minutes 15 seconds West 100.00 feet to a pipe a corner to Lot 1; thence with Lot 1 North 49 degrees 59 minutes 45 seconds West 177.25 feet to the beginning, containing 17,591 square feet, more or less.

and

Parcel 2:

LOT A, WESTWOOD VIEW, containing 2,790 square feet, more or less, as the same appears duly dedicated, platted and recorded in Deed Book 3271 at page 612, among the land records of Fairfax County, Virginia.

WHEREAS, the parcels above are encumbered by a Deed of Trust dated March 30, 2017 and recorded in Deed Book 24992 at page 0642, among the aforesaid land records. Said Deed of Trust names T. Banks Gatchel, as Trustee for the benefit of Mortgage Electronic Registration Systems, Inc. as Beneficiary for Washington First Mortgage Corporation, Lender.

WHEREAS, the Grantors have decided to consolidate Parcel 1 and Parcel 2 into one Parcel of land totaling 20,381 square feet, more or less, as described on the Plat of Survey referenced below.

NOW THEREFORE, WITNESSESTH, that for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby consolidate Parcel 1 and Parcel 2 set forth above, into one Parcel of land totaling 20,381 square feet, more or less, and does grant and convey the same, in fee simple, with General Warranty with English Covenants of Title, unto the Grantees, as tenants by the entirety with the common law right of survivorship, the following described consolidated parcel of property, with improvements thereon, located in the Town of Vienna, County of Fairfax, Virginia (the "Property"):

Lot 500, containing 20,381 square feet, more or less, being further described by the Plat of Survey by Dominion Surveyors, Inc., dated April 4, 2017, entitled "Plat Showing Lot 500 Being a Consolidation of Lot 2, Section 2, LINNCREST and Lot A Westwood View Subdivision, Town of Vienna, Virginia, Fairfax County," which plat is attached hereto and incorporated herein by reference.

This Deed of Consolidation is made subject to easements, conditions and restrictions of record insofar as they may lawfully affect the Property.

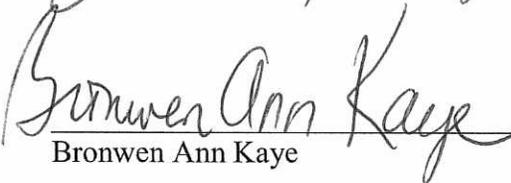
The platting of the land and consolidation provided by this instrument are made with the free consent and in accordance with the desires of the Grantors, and in accordance with the provisions of Virginia Code Section 15.2-2264, and applicable regulations of the Town of Vienna, Virginia, as evidenced by the approval of said Deed of Consolidation by authorized officials of the Town of Vienna, Virginia, as noted on the Plat.

**BENEFICIARY'S CONSENT:**

The Deed of Trust Beneficiary has executed this Deed to evidence the consent of the said Beneficiary to the consolidation of the two lots into one, as set forth herein.

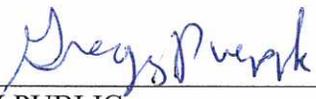
WITNESS the following signatures and seals:

  
\_\_\_\_\_  
Zachary Allan Kaye (SEAL)

  
\_\_\_\_\_  
Bronwen Ann Kaye (SEAL)

STATE OF VA :  
CITY/COUNTY OF Fairfax :

The foregoing instrument was acknowledged before me this 22 day of April, 2017, by Zachary Allan Kaye and Bronwen Ann Kaye.

  
\_\_\_\_\_  
NOTARY PUBLIC

My Commission expires: Dec 31, 2018  
Notary Registration No.: 324489

