

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: 105 Wilmar Place, N.W.  
Vienna, Virginia 22180

Tax Map ID: 038-2-50-0040

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 \_\_\_\_\_, between MARK D. ESSWEIN and PATRICIA M. ESSWEIN, (the "Owners"), and the TOWN OF VIENNA, VIRGINIA, a municipal corporation (the "Town").

WHEREAS, Owners are the owner of certain real property known as Lot 40, Lot 41, and Part of Lot 42, WILMAR PLACE, as the same appears duly dedicated platted and recorded among the Land Records of Fairfax County, Virginia, in Deed Book 8379 at Pages 0711 and 0712, and as further depicted on that plat dated June 8, 2015, titled Plat Showing Portion of Alley Vacated and Consolidated with Lots 40, 41, and Pt of 42 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 375 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 Lot 40, Lot 41, and Part of Lot 42, 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 Lot 40, Lot 41, and Part of Lot 42, WILMAR PLACE, and the vacated land to create the new parcel designated as Lot 40A, 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 375 square feet, more or less, as shown on the attached Exhibit "B".

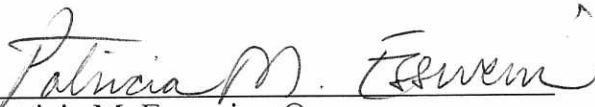
The Town covenants that it has the right to convey the aforesaid property to the Owner; that the Owner shall have quiet possession thereof; that the Town has done no act to encumber the aforesaid property except as herein stated; and that the Town will execute such further assurances as may be requisite. 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.

[REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK]

WITNESS the following signatures and seals:

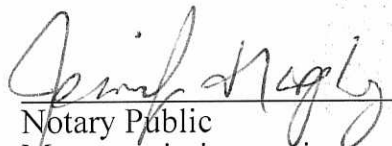
  
\_\_\_\_\_  
Mark D. Esswein, Owner

  
\_\_\_\_\_  
Patricia M. Esswein, Owner

Commonwealth of Virginia,  
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Mark D. Esswein on

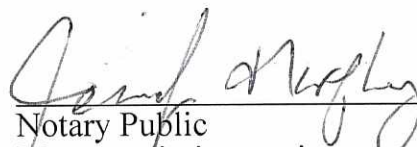


  
\_\_\_\_\_  
Notary Public  
My commission expires:

Commonwealth of Virginia,  
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Patricia M. Esswein  
on



  
\_\_\_\_\_  
Notary Public  
My commission expires:

[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:

Exhibit A

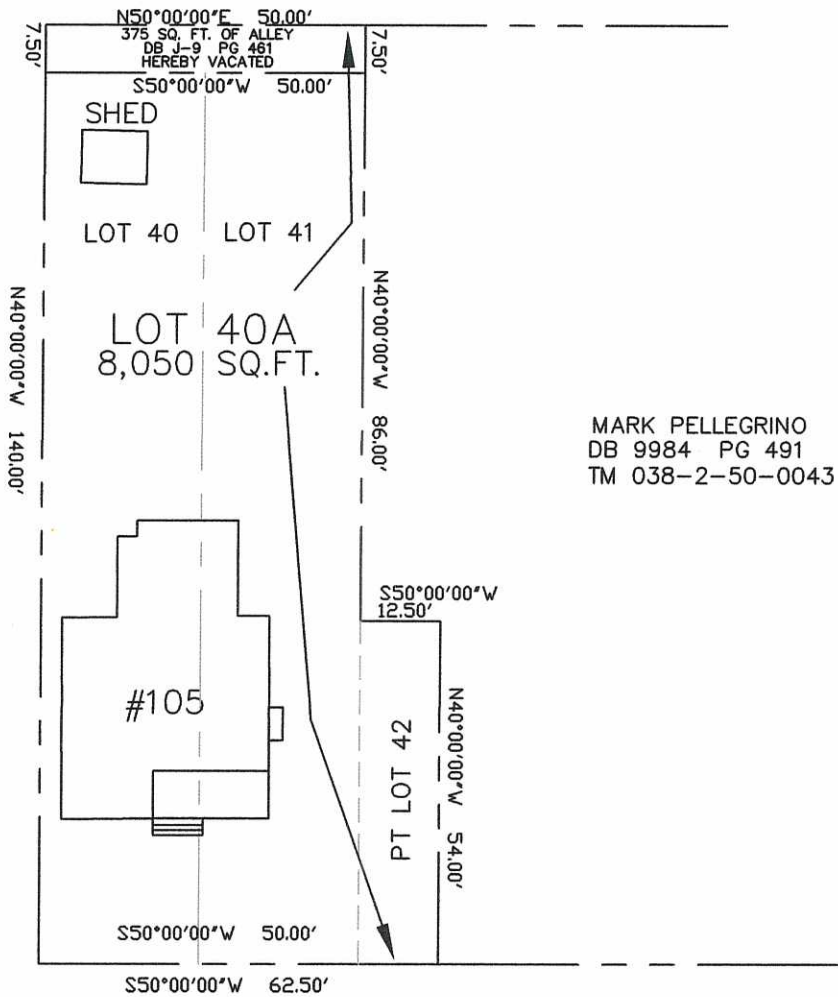
PLAT SHOWING PORTION OF ALLEY  
VACATED AND CONSOLIDATED WITH LOTS 40, 41, and Pt of 42  
WILMAR PLACE  
Deed Book J-9, Page 461  
Town of Vienna, Virginia



TOWN OF VIENNA
TOWN MAYOR
TOWN CLERK



GLE, LLC  
DB 23771 PG 1581  
TM 038-2-50-0038



MARK PELLEGRINO  
DB 9984 PG 491  
TM 038-2-50-0043

WILMAR PLACE NW  
60' WIDE

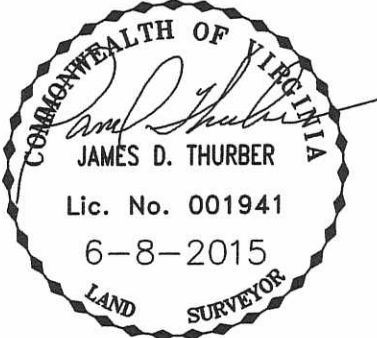
PLAT SHOWING PORTION OF ALLEY VACATED  
AND CONSOLIDATED WITH LOTS 40, 41, AND PT OF 42  
WILMAR PLACE  
DEED BOOK J-9 PAGE 461  
TOWN OF VIENNA, VIRGINIA  
SCALE: 1" = 30' DATE: JUNE 8, 2015

OWNERS TAB

MARK & PATRICIA ESSWEIN  
105 WILMAR PLACE  
VIENNA, VA 22180  
DB 8379 PG 711  
TM 038-2-50-0040

JAMES D. THURBER, L.S.  
THURBER ENGINEERING  
& LAND SURVEYING  
10707 WOODLAND DRIVE  
FREDERICKSBURG, VA 22407  
PHONE: 540-207-3348 EMAIL: jim@telsltd.com

CERTIFIED CORRECT



FILE#:   VIE105102   CLIENT:   ESSWEIN  

DATE:   6-8-2015   CHECKED BY:   JDT    
SCALE:   1" = 30'   CREW:   JT/CR

## EXHIBIT B

Metes and Bounds Description  
of a Portion of a 15 foot Alley  
To be Vacated  
of the Wilmar Place Subdivision  
Deed Book J-9 Page 461

Beginning at the northerly right of way line of Wilmar Place and the westerly right of way line of Center Street N, thence departing Center Street and running along the northerly line of Wilmar Place South 40-00-00 West 125.00 feet to point, said pipe being the northeasterly corner of Lot 3, Wilmar Place; thence departing Wilmar Place and running North 40-00-00 West 140.00 feet to the True Point of Beginning; thence running the following courses and distances North 40-00-00 West 7.50 feet to a point; thence North 50-00-00 East 50.00' feet to a point thence South 50-00-00 East 7.50 feet; thence South 50-00-00 West 50.00' feet to the True Point of Beginning; said described land contains 375 square feet of land.