

Prepared By & Return To:

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Tax Map Nos.: 0482-03K-0024 & 0482-03K-0025

THIS DEED OF SUBDIVISION AND RELEASE, dated as of the ____ day of _____, 2018, among **SHARYN COVINGTON, THOMAS M. MOROZ** and **LAURA B. MOROZ** (hereinafter collectively referred to as "**Lot 25 Owner**"), Grantors and Grantees, and **OLYMPIA C. PURDUM** (hereinafter referred to as "**Lot 24 Owner**"), Grantor and Grantee, and **DEBORAH L. AMES NAYLOR, TRUSTEE**, (hereinafter referred to as "**Trustee**"), Grantor, and **PENTAGON FEDERAL CREDIT UNION** (hereinafter referred to as "**Beneficiary**"), Grantor, and the **TOWN OF VIENNA, VIRGINIA**, a body corporate and politic, Grantor.

W I T N E S S E T H :

WHEREAS, the Lot 25 Owner is the owner of that certain real property by virtue of a deed recorded in Deed Book 23680 at Page 1147, among the land records of Fairfax County ("**Lot 25**") as further depicted on that certain plat dated August 2, 2017, entitled "PROPERTY LINE ADJUSTMENT LOTS 24 AND 25, BLOCK K, SECTION EIGHT, VIENNA WOODS, TOWN OF VIENNA, VIRGINIA," prepared by William E. Ramsey, Land Surveyor, attached hereto and incorporated herein ("**Plat**"); and

WHEREAS, the Lot 24 Owner is the owner of that certain real property by virtue of a deed recorded in Deed Book 1734 at Page 475, among the land records of Fairfax County, Virginia ("**Lot 24**") (Lot 25 and Lot 24 are herein collectively referred to as "**Property**"), as further depicted on the Plat; and

WHEREAS, Lot 25 is no subject to the lien of any deed of trust; and

WHEREAS, by credit line deed of trust recorded in Deed Book 17879 at Page 1736 (“**Deed of Trust**”), Lot 24 was conveyed in trust to the Trustee, to secure a certain indebtedness to the Beneficiary; and

WHEREAS, it is the desire and intent of the Lot 25 Owner and the Lot 24 Owner, with the consent and approval of the Trustee and the Beneficiary, to subdivide the Property in accordance with the Plat as hereinafter provided; and

WHEREAS, it is the desire and intent of the Lot 25 Owner and the Lot 24 Owner, with the consent and approval of the Trustee and the Beneficiary, to release certain portions of the Property from the lien of the Deed of Trust.

SUBDIVISION

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Lot 25 Owner and the Lot 24 Owner, with the consent and approval of the Trustee and the Beneficiary, do hereby subdivide the Property in accordance with the Plat, to be known as Lots 24-A and 25-A, BLOCK K, SECTION EIGHT, VIENNA WOODS.

DEED OF TRUST MODIFICATION AND RELEASE

The Deed of Trust is hereby amended to release those portions of the Property now constituting Lot 25-A, as created herein and as shown on the Plat, from the lien of the Deed of Trust. The Deed of Trust is hereby further modified and amended to add and reconvey those portions of the Property constituting Lot 24-A, as created herein and shown on the Plat, so that the lien of the Deed of Trust shall include, without limiting any other properties already subject to its lien, only Lot 24-A, as created herein and shown on the Plat. The Trustee and the Beneficiary have executed this Deed to evidence their consent to the subdivision, release and modification set forth herein.

COVENANTS REAL

The Lot 25 Owner and the Lot 24 Owner, with the consent and approval of the Trustee and the Beneficiary, declare that the agreements and covenants stated in this Deed are not covenants personal to the Lot 25 Owner and the Lot 24 Owner, but are covenants real, running with the land.

FREE CONSENT AND DESIRE

This Deed is made with the free consent and in accordance with the desire of the undersigned owners, proprietors, and trustees, if any.

MISCELLANEOUS

This Deed shall be governed by and construed in accordance with the laws of the Commonwealth of Virginia. 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. This Deed is in accordance with the Statutes of Virginia and the ordinances in force in Fairfax County and the Town of Vienna governing the platting and subdivision of land, and is approved by the proper authorities as evidenced by their endorsements hereto and to the Plat, if necessary.

Witness the following signatures and seals:

SIGNATURES APPEAR ON THE FOLLOWING PAGES.

APPROVED AS TO FORM:

Steven D. Briglia, Town Attorney

TOWN:

Accepted on behalf on the Town of Vienna, Virginia, by authority granted by said Town.

TOWN OF VIENNA, VIRGINIA

By: _____(SEAL)
LAURIE A. DIROCCO, Mayor

COMMONWEALTH OF VIRGINIA :
: to wit
CITY/COUNTY OF _____:

I HEREBY CERTIFY that on this ____ day of _____, 2018, before me,
the undersigned Notary Public of the jurisdiction aforesaid personally appeared LAURIE A.
DIROCCO and acknowledged herself to be the Mayor of the Town of Vienna, Virginia, and that
she, being authorized so to do, executed the foregoing instrument for the purposes therein
contained.

WITNESS MY Hand and Notarial Seal.

_____(SEAL)
Notary Public

My Commission expires: _____

Registration #: _____

LOT 25 OWNER:

_____(SEAL)
SHARYN COVINGTON

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid,
do certify that SHARYN COVINGTON whose name is signed to the foregoing instrument, has
acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 2018.

Notary Public

Registration No.: _____

My Commission Expires: _____

_____(SEAL)
THOMAS M. MOROZ

_____(SEAL)
LAURA B. MOROZ

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid,
do certify that THOMAS M. MOROZ and LAURA B. MOROZ whose names are signed to the
foregoing instrument, have acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 2018.

Notary Public

Registration No.: _____

My Commission Expires: _____

LOT 24 OWNER:

_____(SEAL)
OLYMPIA C. PURDUM

COMMONWEALTH OF VIRGINIA,

CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid,
do certify that OLYMPIA C. PURDUM whose name is signed to the foregoing instrument, has
acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 2018.

Notary Public

Registration No.: _____

My Commission Expires: _____

TRUSTEE:

_____(SEAL)
DEBORAH L. AMES NAYLOR, Trustee

STATE OF _____,

CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid,
do certify that DEBORAH L. AMES NAYLOR, Trustee whose name is signed to the foregoing
instrument, has acknowledged the same before me.

GIVEN under my hand this ____ day of _____, 2018.

Notary Public

Registration No.: _____

My Commission Expires: _____

BENEFICIARY:

PENTAGON FEDERAL CREDIT UNION

BY: _____ (SEAL)

Name: _____

Its: _____

STATE OF _____,

CITY/COUNTY OF _____, TO-WIT:

I, _____, a notary public in and for the State and County aforesaid,
do certify that _____, _____, of PENTAGON
FEDERAL CREDIT UNION whose name is signed to the foregoing instrument, has acknowledged
the same before me.

GIVEN under my hand this ____ day of _____, 2018.

Notary Public

Registration No.: _____

My Commission Expires: _____