

DEED OF BOUNDARY LINE ADJUSTMENT

THIS DEED OF BOUNDARY LINE ADJUSTMENT is made as of _____, 2019 by JAMES W. BACHMANN and THERESA BACHMANN (the "**Bachmanns**"), Grantors and Grantees.

RECITALS:

A. The Bachmanns are the owners of Part of Black 10, WINDOVER HEIGHTS, containing 0.623 of an acre, more or less ("**Parcel 67**"), located in the Town of Vienna, Fairfax County, Virginia and more particularly described by metes and bounds description in the deed recorded in Deed Book 15732 at Page 1986 among the Fairfax County, Virginia land records (the "**Land Records**"), having acquired Parcel 67 by deed recorded in Deed Book 15732 at Page 1986. Parcel 67 is identified on the Fairfax County tax maps as Tax Map No. 038-3-02-0067.

B. The Bachmanns are the owners of Lot A of the George M. Pollard Subdivision ("**Parcel 68**") as the same appears duly subdivided, platted and recorded in Deed Book 1197 at Page 127 among the Land Records, located in the Town of Vienna, Fairfax County, Virginia, having acquired Parcel 68 by deed recorded in Deed Book 24598 at Page 1210. Parcel 68 is identified on the Fairfax County tax maps as Tax Map No. 038-3-02-0068.

C. It is the desire and intent of the Bachmanns to adjust the boundary lines of Parcel 67 and Parcel 68 in accordance with this Deed of Boundary Line Adjustment and the attached plat entitled "PROPERTY LINE ADJUSTMENT ON THE PROPERTIES OF JAMES W. AND THERESA BACHMANN" dated _____, 2019 and prepared by William E. Ramsey, P.C., Land Surveyor, which is incorporated herein by reference (the "**Plat**").

D. Parcel 67 and Parcel 68 are not subject to the lien of any deed of trust.

BOUNDARY LINE ADJUSTMENT

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, the Bachmanns hereby adjust the boundary lines of Parcel 67 and Parcel 68 in accordance with the Plat.

Prepared by:
Sara Towery O'Hara, VSB #23606
O'HARA LAW FIRM, PLC
131 E. Broad Street, Suite 208
Falls Church, VA 22046

Return to:
BOX 161

Tax Map Nos.: 038-3-02-0067 and
038-3-02-0068

THIS DEED OF BOUNDARY LINE ADJUSTMENT is made in accordance with the statutes made and provided in such cases, with the approval of the proper authorities of the Town of Vienna, Virginia, as shown by the signatures affixed to the Plat, and is with the free consent and in accordance with the desire of the owners and proprietors of the property embraced within the bounds of said lots.

[SIGNATURE PAGES FOLLOW]

WITNESS the following signatures and seals:

_____(SEAL)
THERESA BACHMANN

_____(SEAL)
JAMES W. BACHMANN

STATE OF _____,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged and sworn to before me this ____ day
of _____, 2019 by Theresa Bachmann.

Notary Public

My commission expires: _____
Notary Registration No.: _____

STATE OF _____,
CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged and sworn to before me this ____ day
of _____, 2019 by James W. Bachmann.

Notary Public

My commission expires: _____
Notary Registration No.: _____

APPROVED AS TO FORM:

Steven D. Briglia, Town Attorney

TOWN:

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

TOWN OF VIENNA, VIRGINIA

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

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

The foregoing instrument was acknowledged and sworn to before me this ____ day
of _____, 2019 by Laurie A. Dirocco, Mayor of the Town of Vienna, Virginia.

Notary Public

My commission expires: _____

Notary Registration No.: _____