

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

Tax Map ID: 038-4-03-0024

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 _____, 2020, between ANTHONY PETTORUTO and CYNTHIA PETTORUTO, (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 24 and Lot 25, WILMAR PLACE, as the same appears duly dedicated platted and recorded among the Land Records of Fairfax County, Virginia, in Deed Book 25070 at Page 2166, and as further depicted on that plat dated June 12, 2020, titled Plat Showing Vacation of Portion of Alley and Consolidation of Portion of Alley and Lots 24 and 25 and prepared by Patrick A. Eckert, 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 24 and Lot 25, 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 Patrick A. Eckert, Land Surveyor, dated June 12, 2020, 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 24 and Lot 25, WILMAR PLACE, and the vacated land to create the new parcel designated as Lot 24A, 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:


Anthony Pettoruto, Owner

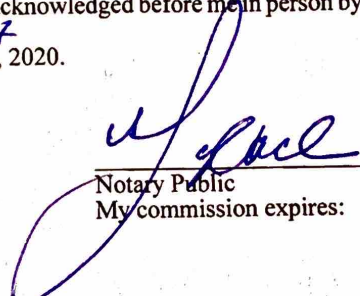

Cynthia Pettoruto, Owner

Commonwealth of Virginia,
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Anthony Pettoruto on

July 31st, 2020.

MICHELE VIRGINIA LAPLACE
NOTARY PUBLIC
REGISTRATION # 7619144
COMMONWEALTH OF VIRGINIA

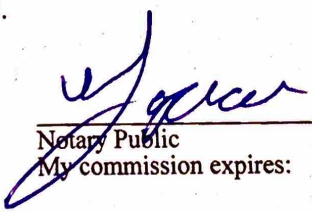

Notary Public
My commission expires: *11/30/2022*

Commonwealth of Virginia,
County of Fairfax, to wit:

The foregoing Deed was acknowledged before me in person by Cynthia Pettoruto on

July 31st, 2020.

MICHELE VIRGINIA LAPLACE
NOTARY PUBLIC
REGISTRATION # 7619144
COMMONWEALTH OF VIRGINIA


Notary Public
My commission expires: *11/30/2022*

[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 24 and 25
WILMAR PLACE
Deed Book J-9, Page 461
Town of Vienna, Virginia

RECORD NORTH
LIBER J-9, PAGE 461

MAP #: 0384 03 0018
LEONARD E. RITTER AND POLLY B. RITTER
DEED BOOK 10518, PAGE 447

20

21

ASPHALT
DRIVEWAY

N 50°00'00" E

50.00'

15' ALLEY

LIBER J-9, PAGE 461

PORTION OF ALLEY
HEREBY VACATED

I.P.F.

S 50°00'00" W

50.00'

I.P.F.

23

24

25

26

LOT 24A

7,375 S.F.

MAP #: 0384 03 0022
MORTEZA MORTEZA AND AKRAM KARIMI
DEED BOOK 9308, PAGE 686

MAP #: 0384 03 0024
ANTHONY AND CYNTHIA PETTORUTO
DEED BOOK 25070, PAGE 2166

MAP #: 0384 03 0026
NATHANIEL A. JACKSON, TR., ETAL
DEED BOOK 24173, PAGE 159

N 40°00'00" W

PROPERTY LINE
HEREBY VACATED

S 40°00'00" E

85.00' TO P.I.
LAWYERS ROAD

I.P.F.

S 50°00'00" W

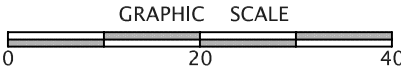
50.00'

I.P.F.

131

WILMAR PLACE, N.W.

50' R/W



ORDERED BY:
ANTHONY PETTORUTO

PLAT SHOWING
VACATION OF PORTION OF ALLEY
AND CONSOLIDATION OF
PORTION OF ALLEY AND LOTS 24 AND 25

WILMAR PLACE

LIBER J-9, PAGE 461

TOWN OF VIENNA

FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20' JUNE 12, 2020

ALTERRA SURVEYS, INC.

11350 RANDOM HILLS ROAD #430

FAIRFAX, VIRGINIA 22030

TEL. NO. 703-520-1558

INBOX@ALTERRASURVEYS.COM

EXHIBIT B

Description of
Portion of 15 Foot Alley
Wilmar Place Subdivision
Liber: J-9, Page 461
Town of Vienna
Fairfax County, Virginia

Beginning at an iron pipe found in the southerly line of a 15 foot wide alley, at the corner common to Lot 23 and Lot 24, Wilmar Place; thence running through the alley the following three (3) courses and distances; N 40° 00' 00" W 7.50 feet, N 50° 00' 00" E 50.00 feet, and S 40° 00' 00" E 7.50 feet to an iron pipe found at the corner common to Lot 25 and 26, Wilmar Place; thence running with the northerly line of Lot 25 S 50° 00' 00" W 50.00 feet to the beginning, containing 375 square feet of land.