

City of Harrisonburg, Virginia
Parcel No: 27-T-1

This document prepared by:

Wesley Dale Russ, Jr., Assistant City Attorney
VSB No: 90163
409 South Main Street
Harrisonburg, VA 22801

Consideration: \$

Title Insurance is underwritten by:
Unknown to Preparer

THIS DEED, exempt from recordation taxes pursuant to Section 58.1-811(A)(3) & (C)(5) of the Code of Virginia, 1950, as amended, is made this _____ day of January, 2022, by and between **JEFFREY B. & BONNIE L.K. FERGUSON**, Grantor, and **CITY OF HARRISONBURG**, a Virginia municipal corporation, Grantee.

WITNESSETH:

THAT for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, before the execution and delivery hereof, and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, JEFFREY B. & BONNIE L.K. FERGUSON, the said Grantor, do hereby grant and covey with Special Warranty of Title unto the said CITY OF HARRISONBURG, a Virginia municipal corporation, Grantee, subject to easements, conditions, restrictions and reservations of title, all of that certain parcel of real property, containing 275 square feet, more or less, together with all improvements thereon and all rights, privileges, appurtenances and easements thereunto belonging or in anywise appertaining, located and fronting on the western side of Myers Avenue, in the City of

Harrisonburg, Virginia, and being more particularly described and shown on a plat dated July 16, 2021, prepared by Hal T. Benner, L.S., which said plat is attached hereto and made a part hereof.

This is a portion of the real estate acquired by Jeffrey B. & Bonnie L.K. Ferguson by deed duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 1509, Page 1.

Reference is hereby made to the aforesaid plat for further description and derivation of title to the property herein conveyed.

WITNESS the following signatures and seals:

Jeffrey B. Ferguson

By: _____ (Seal)

Bonnie L.K. Ferguson

By: _____ (Seal)

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ___ day of _____, 2022, by Jeffrey B. Ferguson and Bonnie L.K. Ferguson

Notary Public

My comm. exp: _____.

This Deed is accepted on behalf of the City of Harrisonburg, pursuant to Section 15.2-1803 of the Code of Virginia, as amended, this ____ day of _____, 2021 by its City Manager, as authorized by the City Council.

Ande Banks, Interim City Manager

STATE OF VIRGINIA

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this ___day of 2021, by Ande Banks, Interim City Manager of the City of Harrisonburg, a Virginia municipal corporation, on behalf of said City.

Notary Public

My comm. exp: _____.

APPROVED AS TO FORM:

City Attorney