

**ORDINANCE AUTHORIZING THE CITY MANAGER TO
EXECUTE A QUITCLAIM DEED CONVEYING REAL
PROPERTY TO JMU FOUNDATION – VIRGINIA AVENUE LLC**

WHEREAS, JMU Foundation – Virginia Ave LLC (“JMUF”) is the current owner of two parcels identified as Tax Map Nos. 46-A-3 and 46-A-4 5 and located at 1078 Virginia Ave., in the City of Harrisonburg, Virginia (the “Property”); and

WHEREAS, the prior owner of the Property, K&K LLC, conveyed the Property to JMUF by deed recorded in the Clerk’s Office of the Rockingham County Circuit Court (“Clerk’s Office”) in Deed Book 5852 at Page 66, which deed described the Property to include a 1,278 square foot strip, identified as Lot 3 therein (the “Strip”), which Strip abuts Virginia Ave. (Rt. 42), and further detailed in the plat dated May 23, 1990, prepared by J.R. Copper, Jr., L.S., and entitled “Plat Showing a 1.155 Acre of Land Presently in the Names of George R. and Blanche C. Whitesell and Minor G. and Susie N. Rhodes and a 1278 Sq. Ft. Strip of Land” (the “Plat”), and which Plat is recorded in the Clerk’s Office at Deed Book 1014, at Page 740; and

WHEREAS, although the Strip is contained and referenced in the deeds in the Property’s chain of title, upon a title search for closing on the Property, it was determined that the Strip was in fact owned by the City of Harrisonburg, Virginia (the “City”), as the Strip was not properly conveyed to the predecessors in title, only added to the description of the Property during surveying and plating of the Property; and

WHEREAS, the predecessors in title and the City have consistently treated the Strip as belonging to the owners and a part of the Property; and

WHEREAS, the parties wish to confirm that ownership understanding, and the City wishes to quitclaim any interest it may have in the Strip.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HARRISONBURG, VIRGINIA AS FOLLOWS:

1. The City Manager is authorized to execute the Quitclaim Deed in substantially such form as attached hereto and incorporated herein as Exhibit 1.
2. The City Manager is hereby authorized to take any other actions that are reasonable and necessary to effectuate the purpose of this Resolution.
3. This ordinance shall take effect immediately upon adoption.

Initiated:
Adopted:
Effective:

CERTIFICATE

The undersigned Mayor and Clerk of the City Council of City of Harrisonburg, Virginia hereby certify that the foregoing constitutes a true and correct copy of an ordinance entitled Ordinance Authorizing the City Manager to Execute A Quitclaim Deed Conveying Real Property to JMU Foundation – Virginia Avenue LLC adopted by the City Council at a meeting held on _____, 2025.

Date: _____, 2025

[SEAL]

ATTEST: _____
Clerk, City Council
City of Harrisonburg, Virginia

Mayor, City Council
City of Harrisonburg, Virginia