

City of Harrisonburg, Virginia
Parcel No: 47-O-66

This document prepared by:
G. Chris Brown, City Attorney
VSB No: 31905
345 South Main Street
Harrisonburg, VA 22801

Consideration: \$

Title Insurance is underwritten by:
Unknown to Preparer

THIS DEED OF EXCHANGE, 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 27th day of June, 2017, by and between **HARRISONBURG VIRGINIA AVENUE STATION, L.L.C.**, a Virginia limited liability company, Grantor in the First Conveyance and Grantee in the Second Conveyance, and **CITY OF HARRISONBURG**, a Virginia municipal corporation, Grantee in the First Conveyance and Grantor in the Second Conveyance.

WITNESSETH:

FIRST CONVEYANCE: 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, HARRISONBURG VIRGINIA AVENUE STATION, L.L.C., the said Grantor, does hereby grant and convey 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 536 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 northern side of Mount Clinton Pike, in the City of Harrisonburg, Virginia, and being more particularly described and shown on a plat dated May 23, 2017, together with a metes and bounds description, by Charles E. Wingard, L.S., which said plat and metes and bounds description are attached hereto and made a part hereof.

This is a portion of the real estate acquired by Harrisonburg Virginia Avenue Station, L.L.C., by deed duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 4516, Page 463.

SECOND CONVEYANCE: 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 and of other good and valuable consideration given, the receipt of all of which is hereby acknowledged, CITY OF HARRISONBURG, a Virginia municipal corporation, the said Grantor, does hereby grant and convey with Special Warranty of Title, unto the said HARRISONBURG VIRGINIA AVENUE STATION, L.L.C., Grantee, subject to easements, conditions, restrictions and reservations of title, all of that certain parcel of real property, containing 536 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 northeastern side of Virginia Avenue at its intersection with the northern side of Mount Clinton Pike, in the City of Harrisonburg, Virginia, and being more particularly described and shown on a plat dated May 23, 2017, together with a metes and bounds description, by Charles E. Wingard, L.S., which said plat and metes and bounds description are attached hereto and made a part hereof. The 536 square foot parcel conveyed by the City herein

are to be combined with and made part of the adjoining parcel of land designated as Harrisonburg Tax Map Parcel 47-O-66.

This is a portion of the right of way of Mount Clinton Pike (Extended) acquired in deed duly of record in the Clerk's Office of the Circuit Court of Rockingham County, Virginia, in Deed Book 800, Page 83.

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:

Harrisonburg Virginia Avenue Station, LLC
a Virginia limited liability company

_____(SEAL)
By:
Its:

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

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this _____ day of _____, 2017, by _____ as _____ for Harrisonburg Virginia Avenue Station, LLC, a Virginia limited liability company.

My commission expires: _____.
Notary Registration No.: _____.

Notary Public

This deed is accepted on behalf of the City of Harrisonburg by its City Manager pursuant to Section 15.2-1803 of the Code of Virginia, 1950, as amended, this ____ day of _____, 2017.

Kurt D. Hodgen, City Manager

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

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this ____ day of _____, 2017, by Kurt D. Hodgen, City Manager of the City of Harrisonburg, a Virginia municipal corporation, on behalf of said city.

My commission expires: _____.

Notary Registration No.: _____.

Notary Public