

210001843

EXEMPT FROM RECORDATION TAXES
AND FEES UNDER SECTION 58.1-811(A)(3),
58.1-811(C)(5), 42.1-70, 17.1-266, AND 17.1-279(E)

THIS DEED OF EASEMENTS, made and dated this 21 day of May, 2021, by and between **SCOTT M. CAMPBELL** (a/k/a **SCOTT CAMPBELL**), hereinafter called "Campbell"; and the **CITY OF WINCHESTER, VIRGINIA**, a municipal corporation chartered by the Commonwealth of Virginia, whose mailing address is 15 North Cameron Street, Winchester, Virginia 22601, hereinafter the "City" or "Grantee".

RECITALS:

A. Campbell is the owner of that certain lot or parcel of land lying and being situate in the City of Winchester, Virginia, containing 12,712 square feet, more or less, and designated as 225 East Pall Mall Street, Tax Map No. 213-1-0-6, and being more particularly described on that certain plat titled "A Plat Showing An Offsite Easement Reserved For Parking On The City Of Winchester, Virginia Land And A Right Of Way Easement For Pall Mall Street, A Water Line Easement And The Dedication Of A Trail Easement Through The Property Of Scott M. Campbell" dated June 4, 2020, drawn by Elliott Ritchie, Jr., L.S. (the "Plat"), which Plat is attached hereto and by this reference made a part hereof as if set out in full; and being the same property conveyed to Scott M. Campbell by Deed dated July 31, 2014, of record in the Clerk's Office of the Circuit Court of the City of Winchester, Virginia as Instrument No. 140001720 ("Campbell Property #1").

B. Campbell is the owner of that certain lot or parcel of land lying and being situate in the City of Winchester, Virginia, containing 13,870 square feet, more or less, and designated as 221 East Pall Mall Street, Tax Map No. 213-1-0-7, and being more particularly described on that certain plat titled "A Plat Showing An Offsite Easement Reserved For Parking On The City Of Winchester, Virginia Land And A Right Of Way Easement For Pall Mall Street, A Water Line Easement And The Dedication Of A Trail Easement Through The Property Of Scott M. Campbell" dated June 4, 2020, drawn by Elliott Ritchie, Jr., L.S. (the "Plat"), which Plat is attached hereto and by this reference made a part hereof as if set out in full; and being a portion

of the same property conveyed to Scott Campbell by Deed dated February 11, 2020, of record in the Clerk's Office of the Circuit Court of the City of Winchester, Virginia as Instrument No. 200000355 (**"Campbell Property #2"**).

C. Campbell is the owner of that certain lot or parcel of land lying and being situate in the City of Winchester, Virginia, containing 6,587 square feet, more or less, and designated as 217 East Pall Mall Street, Tax Map No. 213-1-0-8, and being more particularly described on that certain plat titled "A Plat Showing An Offsite Easement Reserved For Parking On The City Of Winchester, Virginia Land And A Right Of Way Easement For Pall Mall Street, A Water Line Easement And The Dedication Of A Trail Easement Through The Property Of Scott M. Campbell" dated June 4, 2020, drawn by Elliott Ritchie, Jr., L.S. (the **"Plat"**), which Plat is attached hereto and by this reference made a part hereof as if set out in full; and being a portion of the same property conveyed to Scott Campbell by Deed dated February 11, 2020, of record in the Clerk's Office of the Circuit Court of the City of Winchester, Virginia as Instrument No. 200000355 (**"Campbell Property #3"**).

D. The City is developing a network of pedestrian trails known as the Green Circle Trail for public use (the **"Trail"**).

E. Campbell has agreed to grant and convey unto the City that certain pedestrian trail easement over a portion of Campbell Property #1, Campbell Property #2 and Campbell Property #3, designated as **"Trail Easement"** on the attached Plat (the **"Trail Easement"**), as more fully set forth hereinafter.

F. Campbell has agreed to grant and convey that certain water line easement, 20' in width, over a portion of Campbell Property #2, designated as **"20' Water Line Easement"** on the attached Plat (the **"Water Line Easement"**), as more fully set forth hereinafter.

G. Campbell has agreed to grant and convey unto the City that certain road right of way easement over a portion of Campbell Property #2 for a portion of East Pall Mall Street, designated as **"Road Right Of Way Easement 4,654 SF"** on the attached Plat (the **"Road**

Right Of Way Easement”), as more fully set forth hereinafter.

H. The City has agreed to grant and convey a parking easement over the lands immediately adjacent to Campbell Property #2 for the benefit of Campbell Property #1, Campbell Property #2 and Campbell Property #3, designated as “Parking Easement 3,864 SF” on the attached Plat (the “Parking Easement”), as more fully set forth hereinafter.

NOW THEREFORE WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid by each of the parties hereto unto the other, the receipt and sufficiency of which is hereby acknowledged, and other consideration deemed adequate at law, the parties do hereby agree as follows:

CAMPBELL PROPERTY #1

1. **Recitals:** The Recitals are incorporated herein and made a material part hereof as if set out in full.

2. **Trail Easement:**

(i) Campbell hereby grants and conveys unto the City the Trail Easement containing 1,104 square feet, more or less, for purposes of creating the pedestrian Trail over a portion of Campbell Property #1, as more fully set forth on the attached Plat.

(ii) The Trail Easement shall be a non-exclusive, appurtenant and perpetual easement for the construction, maintenance, repair, operation, reconstruction and public use/public right of way as part of the Green Circle Trail.

CAMPBELL PROPERTY #2

1. **Recitals:** The Recitals are incorporated herein and made a material part hereof as if set out in full.

2. **Trail Easement:**

(i) Campbell hereby grants and conveys unto the City the Trail Easement containing 5,177 square feet, more or less, for purposes of creating the pedestrian Trail over a portion of Campbell Property #3, as more fully set forth on the attached Plat.

(ii) The Trail Easement shall be a non-exclusive, appurtenant and perpetual

easement for the construction, maintenance, repair, operation, reconstruction and public use/public right of way as part of the Green Circle Trail.

3. Road Right of Way Easement:

(i) Campbell hereby grants and conveys unto the City the Road Right of Way Easement, as more fully set forth on the attached Plat.

(ii) The Road Right of Way Easement shall be a perpetual, appurtenant and permanent easement or right of way running with the title to Campbell Property #2 for the benefit of the City and its successors and assigns.

4. Water Line Easement: Campbell hereby grants and conveys unto the

City and its successors and assigns, the Water Line Easement designated as "20' Water Line Easement" over a portion of Campbell Property #2 as more particularly described on the attached Plat.

(i) The Water Line Easement is a perpetual, appurtenant, permanent and non-exclusive easement for the purpose of constructing, operating, maintaining, adding to, altering or replacing, present or future water mains, including but not limited to fire hydrants, valves, meters, building service connections and connection lines and other appurtenant facilities for the transmission and distribution of water.

(ii) All water mains, lines, and appurtenant facilities which are installed

in the Water Line Easement shall be and remain the property of the City, its successors and assigns.

(iii) The City and its agents shall have the full and free use of the said Water Line Easement for the purposes named herein, and shall have all rights and privileges reasonably necessary to the exercise of the Water Line Easement. In the event the City is unable reasonably to exercise the right of ingress and egress over the Water Line Easement, the City shall have the right of ingress and egress over the property adjacent to such Water Line Easement in order to access the Water Line Easement; provided, however, that this right to use such adjoining land shall be exercised only during periods of actual construction or maintenance, and further, this right of shall not be construed to allow the City to erect any building, structure or

facility on such adjoining land.

(iv) The City shall have the right to trim, cut and remove trees, shrubbery, fences, structures or other obstructions of facilities in or near the Water Line Easement being conveyed deemed by the City to interfere with the proper and efficient construction, operation, repair, maintenance and replacement of said water mains, lines and appurtenant facilities; provided, however, that the City at its own expense, shall restore, as nearly as reasonably possible, to substantially their original condition, all land or premises included within or adjoining said Water Line Easement which are disturbed in any manner by the construction, operation and maintenance of said water lines, water mains and appurtenant facilities. Such restoration shall include the backfilling of trenches and the re-seeding of lawn areas, but shall not include the replacement of structures, fences, trees, shrubbery and other facilities located within the area of the Water Line Easement.

(v) Retained Use Of Land Subject To Water Line Easement: Campbell shall retain the right to use his land which is subject to the Water Line Easement conveyed herein in any manner which shall not unreasonably interfere with the use and enjoyment of said Water Line Easement rights by the City. Campbell shall at all times have the right to cross over and upon said Water Line Easement and to use the surface over the said Water Line Easement in such manner a will neither injure nor interfere with the construction, operation, or maintenance of water lines, water mains and related equipment except that no building or other permanent or temporary structure shall be erected over said permanent Water Line Easement.

CAMPBELL PROPERTY #3

1. Recitals: The Recitals are incorporated herein and made a material part hereof as if set out in full.

2. Trail Easement:

(i) Campbell hereby grants and conveys unto the City the Trail

Easement containing 5,177 square feet, more or less, for purposes of creating the pedestrian Trail over a portion of Campbell Property #3, as more fully set forth on the attached Plat.

(ii) The Trail Easement shall be a non-exclusive, appurtenant and perpetual

easement for the construction, maintenance, repair, operation, reconstruction and public use/public right of way as part of the Green Circle Trail.

CAMPBELL PROPERTY #1, #2 AND #3:

1. Parking Easement:

(i) The City hereby grants unto Campbell the Parking Easement over its lands immediately adjacent to Campbell Property #2.

(ii) The Parking Easement shall be a perpetual and appurtenant easement for motor vehicle parking for the benefit of Campbell Property #1, Campbell Property #2 and Campbell Property #3, subject to the rights of others to use the Parking Easement.

2. Consent: The Grantee consents to the terms of this Deed of Easements, as evidenced by its execution of the attached Plat and this instrument.

3. Successors and Assigns: The terms of this Deed of Easements shall extend to and be binding upon the successors and assigns of the respective parties hereto.

In accordance with Section 15.2-1803 of the Code of Virginia (1950, as amended), the form of this Deed has been examined and approved by Michael L. Bryan, Special Counsel to the City of Winchester, Virginia, as evidenced by his signature hereupon. In addition, the conveyance of the real estate hereinabove described is hereby accepted by the City of Winchester, Virginia, in accordance with the requirements of the same said statute, as evidenced by the signature of Daniel C. Hoffman, City Manager, hereupon along with a certified copy of Resolution No. 2016-5 authorizing said acquisition herein attached.

[Signatures appear on following pages]

Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA

WITNESS the following signatures and seals:

Scott M. Campbell (SEAL)
SCOTT M. CAMPBELL

STATE OF MARYLAND,

CITY/COUNTY OF Montgomery County to-wit:

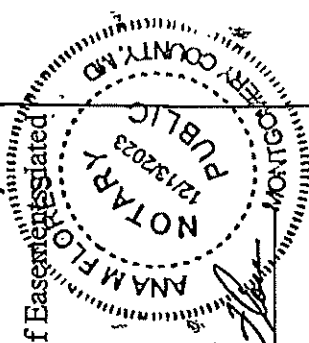
The foregoing instrument was acknowledged before me on the 21 day of May,

2021, by Scott M. Campbell, whose name is signed to the foregoing Deed of Easement associated
the 21 day of May, 2021.

My commission expires 12/13/2023.

ANAM FLORES
NOTARY PUBLIC
MONTGOMERY COUNTY
MARYLAND

MY COMMISSION EXPIRES DECEMBER 13, 2023.



Daniel C. Hoffman
Notary Public

IN WITNESS WHEREOF, the City of Winchester, Virginia has caused this Deed of
Easements to be executed by Daniel C. Hoffman, its City Manager, and its seal to be
hereunto affixed and attested to by the Deputy City Clerk, Kerri A. Mellott, all of on this
4th day of June, 2021.

THE CITY OF WINCHESTER, VIRGINIA

By: Daniel C. Hoffman (SEAL)
Daniel C. Hoffman, City Manager

ATTEST:

Kerri A. Mellott
Kerri A. Mellott
Deputy Clerk of the Common
Council

APPROVED AS TO FORM:

Special Council to the City of
Winchester, Virginia Date

Michael L. Bryan
Special Council to the City
of Winchester, Virginia

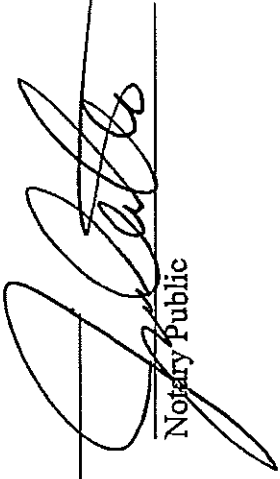
Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA

STATE OF VIRGINIA, AT LARGE,

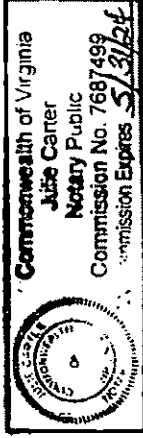
CITY OF WINCHESTER, to-wit:

The foregoing instrument was acknowledged before me on the 4th day of June, 2021, by Daniel C. Hoffman, who is City Manager, and Kerri A. Mellott, Deputy Clerk of the Common Council of the City of Winchester, Virginia, whose names are signed to the foregoing Deed of Easements.

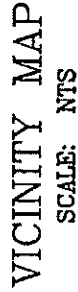
My commission expires _____


Notary Public

MLB/smb
Deeds/City, Campbell
Green Circle Trail Easement
4/26/21



Michael L. Bryan
VSB #15737
116 S. Braddock St.
Winchester, VA



A street map of the area around the 'SITE' indicated by a black arrow. The map shows a grid of streets including Parkway St., Hollingsworth Pl., Hollingsworth Dr., E. Pall Mall St., CSX RR, E. Kent St., S. Kent St., E. Gerard St., S. Gerard St., E. James St., E. Bond St., E. Cameron St., E. Pall Mall St., E. Loudoun St., E. Germant St., and Millwood Ave. A shaded area is located between E. Kent St. and S. Kent St., bounded by E. Pall Mall St. and E. Gerard St. The word 'SITE' is written vertically next to a black arrow pointing to this shaded area.

BY: Scott M. Campbell
SCOTT M. CAMPBELL

By:  CITY OF WINCHESTER PUBLIC SERVICE

DATE 6/4/2021

BY: Scott M Campbell MY COMMISSION EXPIRES DECEMBER
CITY OF WINCHESTER PUBLIC SERVICES DIRECTOR
 NOTARY PUBLIC Ms. Ann V. [Signature] MY COMMISSION EXPIRES 12/13/2023

STATE OF Virginia
CITY/COUNTY OF Washington

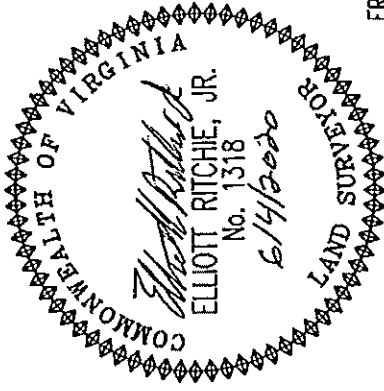
BY: Perry Gismach
~~Scott J. Gismach~~ Public Services Director

NOTARY PUBLIC [Signature] MY COMMISSION EXPIRES _____

I HEREBY CERTIFY THAT THE LAND SHOWN ON THIS EASEMENT PLAT IS THE SAME LAND CONVEYED TO SCOTT M. CAMPBELL BY A DEED DATED JULY 31, 2014 AND BY A DEED DATED FEBRUARY 11, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WINCHESTER, VIRGINIA IN INSTRUMENT NUMBERS 140001720 AND 200000355.

1705018--Campbell

SHEET 1 OF 3



817 Cedar Creek Grade Suite 120 Telephone (540) 662-5792
Winchester, Virginia 22601 Facsimile (540) 662-5793
Email: office@painterlewis.com

CURVE	ARC	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	41.31'	55.16'	42°54'52"	21.68'	N42°40'49"W	40.35'
C2	32.81'	129.27'	14°32'36"	16.49'	N13°57'05"W	32.72'
C3	57.28'	187.82'	17°28'28"	28.87'	N02°03'27"E	57.06'
C4	69.61'	59.28'	67°16'46"	39.45'	S18°27'22"E	65.68'
C5	15.01'	59.28'	14°30'30"	7.55'	S59°21'01"E	14.97'
C6	14.95'	20.00'	42°49'09"	7.84'	S45°11'41"E	14.60'
C7	45.37'	57.00'	45°36'06"	23.96'	S50°30'22"E	44.18'
C8	13.10'	27.00'	27°48'08"	6.68'	S24°05'30"E	12.97'
C9	41.89'	40.00'	60°00'00"	23.09'	S43°25'25"E	40.00'
C10	1.98'	40.00'	2°50'23"	0.99'	S12°00'13"E	1.98'
C11	53.84'	50.00'	61°41'43"	29.86'	S41°02'12"E	51.28'
C12	20.04'	35.00'	32°48'30"	10.30'	S26°59'16"E	19.77'

LINE	BEARING	DISTANCE
L1	S23°47'07"E	17.93'
L2	N71°03'51"W	16.00'
L3	N71°03'51"W	10.26'
L4	N71°03'51"W	3.57'
L5	N71°03'51"W	8.48'
L6	N71°03'51"W	65.29'
L7	S73°25'25"E	33.56'
L8	S16°10'01"W	24.47'
L9	S64°20'56"W	34.65'
L10	N25°39'04"W	17.49'
L11	N64°20'56"E	54.51'
L12	S27°40'48"E	20.03'
L13	S71°03'51"E	54.68'
L14	S16°30'33"W	29.30'

LINE	BEARING	DISTANCE
L15	N16°30'33"E	5.42'
L16	N15°13'52"E	10.61'
L17	N15°13'52"E	19.20'
L18	N15°13'52"E	5.18'
L19	N15°13'52"E	26.45'
L20	N15°13'52"E	6.07'
L21	N15°13'52"E	109.82'
L22	N73°25'25"W	89.00'
L23	S16°34'35"W	11.01'
L24	S73°25'25"E	48.29'
L25	S73°25'25"E	11.70'
L26	N10°11'21"W	1.70'
L27	S10°35'01"E	78.43'
L28	N10°11'26"W	130.11'

NOTES:

1. NO TITLE REPORT FURNISHED.. EASEMENTS AND OR RIGHTS OF WAYS MAY EXIST THAT ARE NOT SHOWN ON THIS PLAT.
2. TAX MAP NUMBERS: 213-1-0-6, 213-1-0-7 AND 213-1-0-8.
3. PROPERTY SHOWN HEREON IS SAME PROPERTY CONVEYED BY ROBERT L. HARPER TO SCOTT M. CAMPBELL BY A DEED DATED JULY 31, 2014 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WINCHESTER, VIRGINIA AS INSTRUMENT NUMBER 140001720 AND THAT SAME PROPERTY CONVEYED BY REBA M. BURBACH TO SCOTT CAMPBELL BY A DEED DATED FEBRUARY 11, 2020 AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF WINCHESTER, VIRGINIA AS INSTRUMENT NUMBER 200000355.
4. THE PROPERTY SHOWN ON THIS PLAT IS AN ACTUAL FIELD SURVEY BY PAINTER-LEWIS, P.L.C..
5. IRON RODS TO BE SET AT NEW PROPERTY CORNERS.
6. SCOTT M. CAMPBELL IS ALSO KNOWN AS SCOTT CAMPBELL IN LEGAL DOCUMENTS RECITED ABOVE.

A PLAT SHOWING
AN OFFSITE EASEMENT RESERVED FOR PARKING
ON THE CITY OF WINCHESTER, VIRGINIA LAND AND
A RIGHT OF WAY EASEMENT FOR PALL MALL STREET,
A WATER LINE EASEMENT AND THE DEDICATION OF A TRAIL EASEMENT
THROUGH THE PROPERTY OF

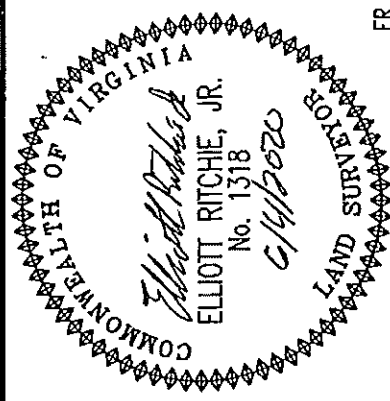
SCOTT M. CAMPBELL

TM 213-1-0-6, 7 & 8

INSTRUMENT NUMBERS 140001720 & 200000355

CITY OF WINCHESTER, VIRGINIA,

JUNE 4, 2020 SCALE: 1"=30'



1705018-Campbell

SHEET 2 OF 3

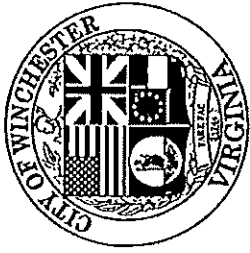


PAINTER-LEWIS, P.L.C.

817 Cedar Creek Grade Suite 120 Telephone (540) 662-5792

Winchester, Virginia 22601 Facsimile (540) 662-5793

Email: office@painterlewis.com



THE COMMON COUNCIL

Rouss City Hall
15 North Cameron Street
Winchester, VA 22601
540-667-1815
TDD 540-722-0782
www.winchesterva.gov

I, Kerri A. Mellott, Deputy Clerk of the Common Council, hereby certify on this 27th day of April 2021 that the following Resolution is a true and exact copy of one and the same adopted by the Common Council of the City of Winchester, assembled in regular session on the 23rd day of February 2016.

RESOLUTION AUTHORIZING THE CITY MANAGER AUTHORITY TO ACCEPT LESS THAN FEE SIMPLE CONVEYANCES OF REAL PROPERTY ON BEHALF OF THE CITY OF WINCHESTER

WHEREAS, Section 15.2-1803 of the Code of Virginia expressly requires that no deed purporting to convey real property to a locality shall be valid unless accepted by the locality; and

WHEREAS, this section further requires that "[E]very deed purporting to convey real estate to a locality shall be in a form approved by the attorney for the locality; and

WHEREAS, the City receives a number of conveyances of real property of less than fee simple in the form of utility easements, rights of way, and dedication to the City for little or nominal consideration; and

WHEREAS, all significant City real estate acquisitions generally are approved by contract or otherwise and also require appropriations by the City which are approved by Council well in advance of acceptance of the deed; and

WHEREAS, it is the belief of Common Council that authorizing the City Manager to accept conveyances of less than fee simple on behalf of the City will enable the City to operate more efficiently and effectively by expediting the process for acceptance of such conveyances.

NOW therefore be it RESOLVED that:

- (1) The City Manager is hereby authorized to accept conveyances of less than fee simple on behalf of the locality including but not limited to utility easements, rights of way, and dedication to the City;
- (2) That the City Manager's signature on such deeds shall represent acceptance by the City of such conveyances;
- (3) The Manager shall promptly report to Common Council all transactions conveying real property to the City;
- (4) That in accordance with Section 15.2-1803 of the Code of Virginia, all deeds

purporting to convey real estate to the City shall be in a form approved by the City Attorney which shall be evidenced by his signature affixed thereto;

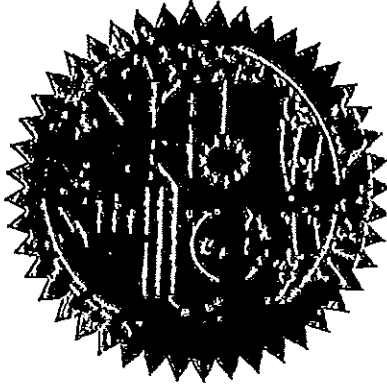
(5) All conveyances occurring prior to the adoption of this Resolution which bear the signatures of the Manager and City Attorney as described in this Resolution shall be deemed to have been accepted in accordance with this Resolution;

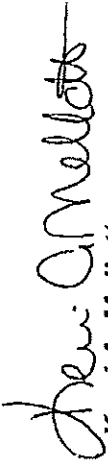
(6) This Resolution shall take effect immediately upon adoption.

Resolution No. 2016-5.

ADOPTED by the Common Council of the City of Winchester on the 23rd day of February 2016.

Witness my hand and the seal of the City of Winchester, Virginia.




Kerri A. Mellott
Deputy Clerk of the Common Council

INSTRUMENT 210001843
RECORDED IN THE CLERK'S OFFICE OF
WINCHESTER CIRCUIT COURT ON
JUNE 4, 2021 AT 11:37 AM
WILLIAM D. GARDNER, CLERK
RECORDED BY: MPB

7563-13909
EBY/cmj

Assess Value:	\$46,400.00
Consideration:	\$30,000.00
Grantee's Address:	10500 Rockville Pike Unit M10 Rockville, MD 20852
Tax Map Id. Nos.:	213-1-O-8 & 213-1-O-7

This Deed was prepared without the benefit of a title exam.

This instrument was prepared by:
Edwin B. Yost #24724
112 South Cameron Street
Winchester, Virginia 22601
1-540-662-3486

200000355

th

THIS DEED, made and dated this 11 day of February 2020 and between
REBA M. BURBACH, hereinafter called the Grantor, and **SCOTT CAMPBELL**, hereinafter
called the Grantee.

WITNESSETH: That for and in consideration of ten Dollars (\$10.00), the Grantor does
grant and convey, with General Warranty and with English Covenants of Title, unto the Grantee,
in fee simple, together with all rights, rights of way, privileges, improvements thereon and
appurtenances thereto belonging, all of the following realty:

Parcel One: All of that certain lot of land located in the City of Winchester,
Virginia, commonly known as 221 South E. Pall Mall Street, described on the plat
of Thomas Trier, dated May 19, 1943, of record in the Office of the Clerk for the
City of Winchester, Virginia in Deed Book 267, at Page 286, as bounded on the
east by East Lane extended and fronted seventy-six (76) feet on the Northeast by
East Lane, and East Pall Mall Street and fronts thereon eighty-six (86) feet three
(3) inches, on the West one hundred twenty (120) feet, on the South by the North
Wall of the Town Run and fronts thereon one hundred twenty-four (124) feet.

This conveyance is made, however, subject to a right of way for the sewer line
heretofore given to the City of Winchester, Virginia. Reference is made to Deed
Book 27, Page 587 in the aforesaid Clerk's Office for the location of said sewer
line. This conveyance is further subject to a sewer right of way four (4) feet wide,
extending from a Manhole on the property, South to the property now or formerly
owned by Fleet.

Parcel Two: All that certain lot or parcel of land contiguous to Parcel One and commonly known as 217 E. Pall Mall Street, fronting seventy-two (72) feet, more or less, on the South side of East Pall Mall Street in the City of Winchester, Virginia, and extending back therefrom a distance of one hundred twenty (120) feet on its eastern boundary and being bounded on the West and South by an arc, being the Town Run, all as shown on the aforesaid plat, as lying to the East and North of the Town Run.

AND BEING the same property conveyed to Reba M. Burbach from Pine-Ho, Inc., a Virginia Corporation, by Deed dated March 9, 2006 of record in the aforesaid Clerk's Office as instrument Number 060001074. Reference is hereby made to the aforesaid instruments and the references contained therein for a further and more particular description of the property conveyed herein.

This conveyance is made subject to all legally enforceable restrictive covenants and easements of record affecting the aforesaid realty.

The Grantor does hereby covenant that she has the right to convey to the Grantee; that the Grantee shall have quiet and peaceable possession of the said property, free from all liens and encumbrances; and she will grant such further assurances of title as may be requisite.

WITNESS the following signature and seal:

Reba M. Burbach (SEAL)
REBA M. BURBACH

Commonwealth of Virginia

City of Winchester, To-wit:

I, Cathy M. Jewell, a Notary Public in and for the State and jurisdiction aforesaid, do hereby certify that Reba M. Burbach, whose name is signed to the foregoing Deed, dated _____ day of February 2020 has personally appeared before me and acknowledged the same in my State and jurisdiction aforesaid.

Given under my hand this 11th day of February 2020.




Notary Public

INSTRUMENT 200000355
RECORDED IN THE CLERK'S OFFICE OF
WINCHESTER CIRCUIT COURT ON
FEBRUARY 12, 2020 AT 04:32 PM
\$46.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$23.25 LOCAL: \$23.25
WILLIAM D. GARDNER, CLERK
RECORDED BY: MPS