

020004393

This deed is exempt from taxation pursuant to Virginia Code § 58.1-811.A.3, 58.1-811.C.3. & 58.1-811.D.

Examined, verified and mailed to City Atty
Mar 28, 2002

DEED OF GIFT

THIS DEED OF GIFT, made this 26th day of March, 2002, by and between THE CITY OF SUFFOLK, VIRGINIA, a municipal corporation, Grantor, party of the first part, and THE INDUSTRIAL DEVELOPMENT AUTHORITY OF THE CITY OF SUFFOLK, VIRGINIA,

Grantee, party of the second part, whose address is 201 North Main Street, Suffolk, Virginia 23434.

WITNESSETH:

For and in consideration of the sum of ONE AND NO/100THS (\$1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged by the party of the first part, the said party of the first part does hereby give, grant and convey with SPECIAL WARRANTY, and ENGLISH COVENANTS OF TITLE, the hereinafter described real estate unto the said Industrial Development Authority of the City of Suffolk:

PARCEL ONE:

All that certain lot, piece or parcel of land, situated, lying and being on the Northeast corner of Washington and Main Street, Suffolk, Virginia, and being bounded and described as follows, to-wit: Beginning at the Southwest corner of said lot and running thence Eastwardly along the Northern side of East Washington Street Eighty-one and thirteen-hundredths (81.13') feet, or more, to the property of Fannie T. Bruce (or that which was hers); thence running Northwardly along the Western property line of Fannie T. Bruce (or that which was hers) Fifty-two and thirty hundredths (52.30') feet, or more, to the Southern boundary of the property of S. Levy (or that which was his); thence, Westwardly along the Southern boundary line of the said S. Levy's property (or that which was his) Eighty-seven and ninety-hundredths (87.90') feet, or more, to the East side of Main Street at a point Thirty-five and six hundredths (35.06') feet North of and distant from the beginning point and running thence along the said East side of the said Main Street Thirty-five and six hundredths

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CITY ATTORNEY'S OFFICE
CITY OF SUFFOLK
POST OFFICE BOX 1858
SUFFOLK, VA 23439-1858
(757) 923-2001
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Also all of the right, title and interest acquired by the said American Bank and Trust Company by virtue of a certain deed from Sallie J. Jones, widow of Frank T. Jones, deceased, hereinafter referred to, and recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 4, Page 100, by a certain paragraph contained in said deed as follows:

Together with all the right, title and interest of the said Sallie J. Jones, of every kind, character and description in and to the party wall dividing this property from property of S. Levy and which was created by contract between Frank T. Jones and Max Weyhman dated the 22nd day of September, 1990 [*sic*], and duly recorded on the 10th day of July, 1903, in the Clerk's Office of the City of Suffolk (formerly known as Nansemond County).

Together with all appurtenances, rights, privileges and easements thereto belonging.

PARCEL ONE being the same property conveyed to the City of Suffolk by Deed of Gift dated June 30, 1995, from the Western Tidewater Community Services Board, which deed is recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 443 at page 726.

PARCEL TWO

Parcel I:

First: All that certain parcel of land in Suffolk Borough, Suffolk, Virginia, bounded and described as follows:

Beginning at the northeast corner of the property which was conveyed to Holland and Jackson, Incorporated, by A. W. Ballard, Jr., and Colette B. Ballard, his wife, by deed dated January 10, 1979, and recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 83, page 820; thence north 68 degrees 26' 16" west 36.58 feet along the said Holland and Jackson Incorporated property to a point; thence north 29 degrees 27' 06" east 26.22 feet to a point in the southern boundary line of the property designated as "Residue Parcel" on the hereinafter described plat; thence south 71 degrees 29' 51" east 38.11 feet along the said "Residue Parcel" to a point; thence south 31 degrees 49' 59" west 28.46 feet along the property of the City of Suffolk to the point of beginning, said parcel being more particularly shown on that certain plat entitled "Plat Showing Resubdivision of Property Standing in the Name of Peter C. Jackson & Ann Miller Bruce, reference Deed Book 209, page 455 and Property Standing in the Name of Holland and Jackson Incorporated, Reference Deed Book 83, page 820 and Deed Book 43, page 118, Suffolk Borough, Suffolk, Virginia," dated April 29, 1999 and made by Ernest C. Hawkins, Jr., and Associates, Surveyors and Planners, a copy of which is recorded in said Clerk's Office in Plat Cabinet 2, Slide 164-D.

Second: All that certain parcel of land in Suffolk Borough, Suffolk, Virginia, bounded and described as follows:

Beginning at the northeast corner of the property which was conveyed to Holland and Jackson Incorporated by The American Bank and Trust Company and designated as second in the deed dated February 1, 1963, and recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 43, page 118; thence north 68 degrees 26' 16" west 37.00 feet along the property of Holland Jackson Incorporated to a point, thence north 29 degrees 36' 09" east 1.3 feet to a point, thence north 20 degrees 00' 00" east 22.50 feet to the property designated as "Residue Parcel" on the hereinafter described plat; thence south 71 degrees 29' 51" east 41.09 feet along said "Residue Parcel" to a point; thence south 29 degrees 27' 00" west 26.22 feet to the point pf [sic] beginning, said parcel being more particularly shown on that certain plat entitled "Plat Showing Resubdivision of Property Standing in the Name of Peter C. Jackson & Ann Miller Bruce, reference Deed Book 209, page 455 and Property Standing in the Name of Holland and Jackson Incorporated, Reference Deed Book 83, page 820 and Deed Book 43, page 118, Suffolk Borough, Suffolk, Virginia" dated April 29, 1999 and made by Ernest C. Hawkins, Jr. and Associates, Surveyors and Planners, a copy of which is recorded in said Clerk's Office in Plat Cabinet 2, Slide 164-D.

Parcel II:

All that certain tract, piece or parcel of land, situate, lying and being on the North side of East Washington Street in the Town, County and State aforesaid, and bounded and described as follows, beginning at the Southeast corner of the lot on said Street of Marmaduke Jones, the said corner being nine (9) inches East of said Street from the brick-work above ground of the brick building of Marmaduke Jones on the corner of E. Washington and Main Streets, and running thence East along and fronting on E. Washington Street Thirty-four (34) feet, thence running North in a straight line parallel with the Eastern wall of the two story brick building situated on the land hereby conveyed and hereinafter named to the land of James C. Causey, Fifty-four (54) feet and ten (10) inches, thence running West, along the land of James C. Causey, to the land of Marmaduke Jones, Thirty-four (34) feet and ten (10) inches, thence running South along the land of Marmaduke Jones to the beginning Fifty (50) feet and four (4) inches said land being bounded on the North and West by the lands of James C. Causey and Marmaduke Jones, on the East by the land of John F. Pinner and on the South by the said East Washington Street, together with all and singular the appurtenances belonging to the same.

Parcel III:

All that certain lot or parcel of land and the right of way lying immediately east thereof situated on the North side of East Washington Street in the City of Suffolk, Virginia, which was conveyed to A. W. Ballard by the American Bank and Trust Company by deed dated April 1, 1960, and duly recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, in Deed Book 40, Page 445, in which deed said property and the right of way appertaining thereto are

more particularly described as follows:

All that certain tract, piece or lot of land, with the improvements thereon, situated on the North side of East Washington Street, in Suffolk, Virginia, and bounded and described as follows, beginning at the Southeast corner of the lot of Fannie T. Bruce, on said North side of said Street, and running thence Eastwardly along and fronting on said Street, Thirty-three feet and nine inches, to a certain right of way over the land of John F. Pinner, or that which was his, hereinafter mentioned; thence running northwardly along the western side of said right of way Sixty feet and Eight inches to the land of James C. Causey, or that which was his, thence running Westwardly along the Southern line of the land of the said Causey, or that which was his, thirty-six feet and Seven inches, to the land of Fannie T. Bruce, and thence running Southwardly along the Eastern line of the said Fannie T. Bruce Fifty-four feet and eight inches to the beginning, the said lot of land herein conveyed being bounded on the North by the land of James C. Causey, or that which was his, on the East by the said right of way, on the South by the said East Washington Street, and on the West by the land of Fannie T. Bruce.

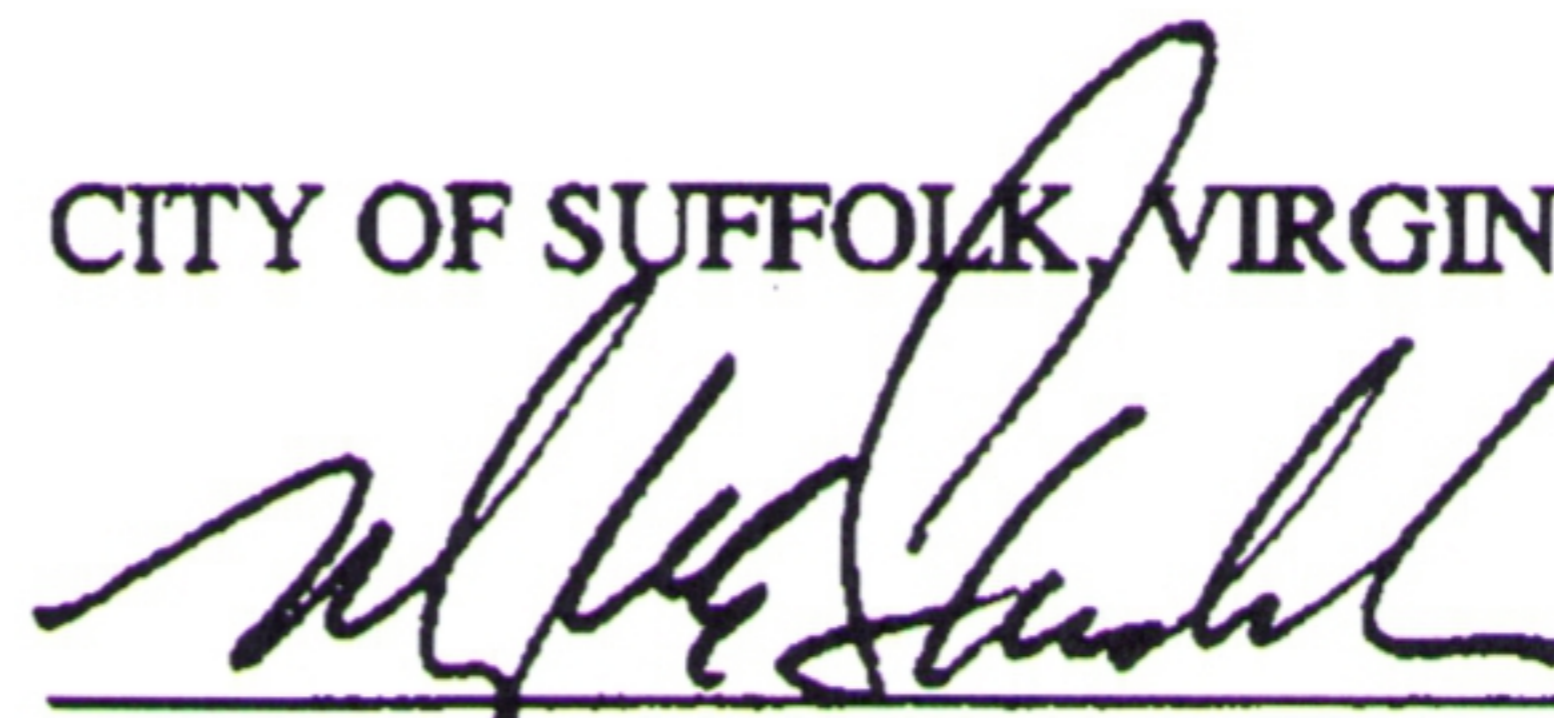
PARCEL TWO all being the same property as that conveyed to the City of Suffolk by Deed dated September 26, 2001, from Holland and Jackson, Incorporated, which said deed is recorded in the Clerk's Office of the Circuit Court of the City of Suffolk, Virginia, as Instrument No. 010011835.

This conveyance is expressly made subject to the restrictions, conditions, rights-of-way, and easements, if any, contained in the instruments constituting the chain of title to the property conveyed herein, and to matters visible upon inspection, and any matters which would be disclosed by an accurate survey.

WITNESS the following signatures and seals:

CITY OF SUFFOLK, VIRGINIA

By:



Myles E. Standish, City Manager
Resolution No. 111-01

Attest:

Mary Lynn Dixon
Deputy City Clerk

Approved as to Form:

C. Edward Roettger, Jr.
C. Edward Roettger, Jr.
City Attorney

VIRGINIA:

City of Suffolk, to-wit:

The foregoing was acknowledged before me this 28th day of March, 2002, by
Myles E. Standish, City Manager, and Mary Lynn Dixon, Deputy City Clerk.

Dianne D. Williams
Notary Public

My commission expires: 5-31-03

Parcel One - Acct. 353749000
Parcel Two - Acct. 351606000
and 350171000

CITY ATTORNEY'S OFFICE
CITY OF SUFFOLK
POST OFFICE BOX 1858
SUFFOLK, VA 23439-1858
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INSTRUMENT #020004393
RECORDED IN THE CLERK'S OFFICE OF
SUFFOLK ON
MARCH 28, 2002 AT 03:10PM
HENRY C. MURDEN, CLERK

BY: Salah P. Knight (DC)
5
58.1-811