

Prepared by/after recording return to:
Vanessa T. Valldejuli
City Attorney
VSB No. 31051
Hampton City Attorney's Office
22 Lincoln Street
Hampton, Virginia 23669
757-727-6127

LRSN: 2003523 AND 2003524
Consideration: \$0.00
Assessments: \$820,300 (LRSN 2003523)
\$99,300 (LRSN 2003524)

This Deed of Gift is exempt from recordation tax under Virginia Code § 58.1-811(A)(3) and § 58.1-811(D), from Grantor's Tax under § 58.1-811(C)(4) and from Clerk's Fees under § 17.1-266 and § 17.1-279.E

THIS DEED OF GIFT, made this _____ day of April, 2016, by and between the **CITY OF HAMPTON, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to and indexed as "Grantor" and the **ECONOMIC DEVELOPMENT AUTHORITY OF THE CITY OF HAMPTON**, a political subdivision of the Commonwealth of Virginia, hereinafter referred to and indexed as "Grantee", 1 Franklin Street, Suite 600, Hampton, Virginia 23669.

WITNESSETH: That for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey with SPECIAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the said Grantee, the following described properties, to-wit:

Parcel I:

All that certain lot, piece or parcel of land, situate, lying and being in the City of Hampton, Virginia, being more particularly described as follows:

Beginning at a point on the Easterly side of King Street two hundred and sixteen and five tenths (216.5) feet North of the intersection of the said Easterly side of King Street with the Northerly side of Mallory Avenue, which point also marks the Northerly boundary of the land conveyed to M. H. Topping by Deed of E. C. Phillips, duly of record in the Clerk's Office for the County of Elizabeth City (now City of Hampton), Virginia, in Deed Book 88, page 29; running thence in an Easterly direction along the Northerly boundary of the said land of Topping a distance of one hundred and ninety-seven and seventy-five hundredths (197.75) feet to the land-here-to-fore conveyed to Thomas J. Howard; thence along the Westerly boundary of the said land of Howard in a Northerly direction a distance of two hundred (200) feet; thence in a Westerly direction in a straight line a distance of one hundred and ninety-seven and seventy-five hundredths (197.75) feet to a point on the Easterly side of North King Street, which point is two hundred (200) feet distant in a Northerly direction from the point or place of beginning; thence in a Southerly direction along the Easterly side of North King Street a distance of two hundred (200) feet to the point or place of beginning.

Together with all and singular the buildings and improvements thereon, rights and privileges, tenements, hereditaments, easements and appurtenances unto the said land belonging or in anywise appertaining.

Subject, however, to all restrictions, easements and rights-of-way and other conditions of record.

It being the same property conveyed to the City of Hampton, Virginia, the Grantor herein, by quitclaim deed dated March 17, 1997 from the Commonwealth of Virginia, Department of Military Affairs, recorded in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia on April 22, 1997, in Deed Book 1201, at page 1267.

Property is also known as: 504 N. King Street (LRSN 2003523).

PARCEL II:

All that certain lot, piece or parcel of land situate, lying, and being in the City of Hampton, Commonwealth of Virginia, fronting 80± feet on the easterly side of North King Street, more commonly known as 520 North King Street, as shown on a certain plat entitled, "Plat of Property of J. L. and Mary E. Simmons Located on North King Street, Hampton, Virginia," dated November 16, 1959, made by S. J. Glass & Associates, Engineers & Surveyors, which said plat is attached to and made a part of that certain deed dated December 5, 1960, and recorded December 22, 1960, in the Clerk's Office of the Circuit Court of the City of Hampton, Virginia, in Deed Book 301, at page 213, to which reference is hereto made.

The property herein is generally bounded as follows: On the North by Elmwood Cemetery; on the East by T. J. Howard's Subdivision; on the South by property of the City of Hampton, Virginia; and on the West by North King Street.

It being the same property conveyed to the City of Hampton, Virginia, the Grantor herein, by deed dated December 16, 1999 from Mary Lou Simmons, widow, recorded in the aforementioned Clerk's Office on December 28, 1999, in Deed Book 1314, at page 1591.

Property also known as 520 N. King Street (LRSN 2003524).

WITNESS the following signatures:

CITY OF HAMPTON

By: _____
City Manager or Her Designee

COMMONWEALTH OF VIRGINIA
CITY OF HAMPTON, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid do hereby certify that _____, City Manager, or Her Designee, whose name is signed to the foregoing writing, has this day acknowledged the same before me in my City and State aforesaid. She/he is personally known to me.

Given under my hand this _____ day of April, 2016.

Notary Public

My commission expires: _____
Notary Registration Number: _____

[SIGNATURES CONTINUE ON THE FOLLOWING PAGE]

Approved as to Form:

**Accepted on behalf of the
Economic Development Authority
of the City of Hampton**

City Attorney

Chair