

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
757-727-6129

LRSN:	13002596	Assessment:	\$ 264,400.00
	13002595		\$3,762,900.00

Consideration: \$0.00

This Deed 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 _____, 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, unto the said Grantee, the following described properties, to-wit:

PARCEL I: (LRSN 13002596)

All that certain piece or parcel of land containing by actual survey Three and Seventy-seven hundredths (3.77) acres, being part of the land known as "Causey's", formerly situate in Wythe Magisterial District of Elizabeth City County, State of Virginia, now situate in the City of Hampton, Virginia, and more particularly described by metes and bounds as follows, to-wit: Beginning at the north-easterly corner of the 25.11 acres of land conveyed by the Old Dominion Land Company to the Board of Visitors of Virginia State School for Colored Deaf and Blind Children by deed dated July 31st 1908, said corner being a point in the

center of the County Road leading from Newport News to Hampton, and running thence N. 42° 34' E, along the center line of said Road, 103.22 feet to a point; thence S. 33° 06' E, 1682.55 feet to a point in the boundary line between the land hereby sold and that of J. B. Lake; thence S. 73° 24' W, 54.11 feet to a stone monument; thence S. 73° 14' W, 50.1 feet to a point, said point being the southeasterly corner of the said 25.11 acres; thence N 35° 06' W, along the boundary line between the land hereby sold and the said 25.11 acres, 1627.7 feet to the point of beginning, all bearings being true bearings, as shown and designated on the plat, entitled "Plat of 3.77 acres of 'Causey' Farm sold to Virginia State School for Colored Deaf and Blind Children, July 30th 1912", attached to and made a part of that certain deed conveying the aforesaid property to the Board of Visitors of Virginia State School for Colored Deaf and Blind Children, a body corporate created by an Act of the General Assembly of Virginia, approved March 12th, 1906 by Deed from Old Dominion Land Company, dated March 10, 1913, recorded April 3, 1913 in Deed Book 55, Page 72 in the Clerk's Office of the Circuit Court of Elizabeth City County, Virginia, now the City of Hampton, Virginia.

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.

BEING a portion of the same property conveyed to the City of Hampton, Virginia, the Grantor herein, by deed from Commonwealth of Virginia, Department of Education, dated December 22, 2010 and recorded December 29, 2010 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, as Instrument Number 100016560, at page 0003.

Property known as 700 Shell Road.

PARCEL II: (LRSN 13002595)

All that certain piece or parcel of land, formerly situate and being in Wythe Magisterial District, Elizabeth City County, Virginia, now situate in the City of Hampton, Virginia, containing 38.25 acres, more or less, and particularly described, as follows: Beginning at the southeasterly corner of a 3.77 acre parcel of land as shown on a plat recorded in the aforesaid Clerk's Office in Deed Book 55 page 73, and formerly being a portion of the lands of the Virginia State School for Colored Deaf and Blind Children, said point of beginning being also located N. 73° 24' E. 54.11 feet from a stone monument on the boundary line between the Lake-lands and the lands of the Virginia State School for Colored Deaf and Blind

Children, thence running from the point of beginning N. 73° 24' E. a distance of 946.4 feet to a stone monument at corner of Vaughan Tract and Lake Tract, and being the southeasterly corner of the lands hereby conveyed; running thence from the aforesaid stone monument N. 7° 50' W. 841 feet along a ditch to a pipe monument; thence running S. 73° 24' W. 458.2 feet along a ditch to a pipe monument; thence running N. 14° 19' W. 615.6 feet along a ditch to a point; thence continuing along the ditch N. 11° 15' W. 104 feet to a point in the center line of the County Road leading from Newport News to Hampton; thence running along the center line of said County road S. 77° 28' W. 1097 feet to a point in the center line of said road; thence continuing along the center line of said County road S. 51° 30' W. 35 feet to a point; thence running along the division line between the lands of the Virginia State School for Colored Deaf and Blind Children and the land hereby conveyed S. 33° 6' E. 1682.55 feet to the point of beginning; all being true bearings, and all as shown on a certain plat entitled, "Old Dominion Land Co. Plat of 38.25 acres, more or less, Causey Tract, Elizabeth City County, Virginia," dated April 6th, 1931 and made by H. R. Gilroy, Certified Civil Engineer, which plat is attached to and made a part of that certain deed conveying the aforesaid property to The Board of Visitors of the Virginia State School for Colored Deaf & Blind Children, a body corporate created by an Act of the General Assembly of Virginia, approved March 12th, 1906 by Deed from Old Dominion Land Company dated April 1, 1931, recorded May 5, 1931 in Deed Book 85, Page 589 in the Clerk's Office of the Circuit Court of Elizabeth City County, Virginia, now the City of Hampton, Virginia.

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.

Property known as 700 Shell Road.

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[SIGNATURES ON FOLLOWING PAGE]

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 _____, 2016.

Notary Public

My commission expires: _____
Notary Registration Number: _____

Approved as to Form:

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

City Attorney

Chair