

Prepared by/after recording return to:
Patricia A. Melochick
Senior Deputy City Attorney
VSB No. 80694
Hampton City Attorney's Office
22 Lincoln Street
Hampton, Virginia 23669
757-727-6119

Title Insurance Underwriter:
Fidelity National Title Insurance Company

RPC Number: 10001024
Consideration: N/A – Deed of Gift
Tax Assessment Value: \$325,000.00
Appraised Value: \$600,000

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

THIS DEED OF GIFT, made as of the 14th day of December, 2017, by and between **MARINA TSAKIS-SKEA, NANETTE K. PHILLIPS and JON D. TSAKIS**, hereinafter collectively referred to and indexed as "Grantors"; and the **CITY OF HAMPTON, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia, hereinafter referred to and indexed as "Grantee", 22 Lincoln Street, Hampton, Virginia 23669.

WITNESSETH: That the said Grantors do hereby gift, transfer, grant and convey with **SPECIAL WARRANTY** unto the said Grantee, the following described property (the "Property"), to-wit:

All that certain piece or parcel of land lying, situate and being in the City of Hampton, Virginia, fronting on the Northerly or Northeasterly side of Beach Road containing 71.8± acres and being bounded generally on the South by Beach Road; on the West by Grundland Creek; on the North and East by the property of the City of Hampton, Virginia and Long Creek. The property herein conveyed is more particularly shown on a certain plat entitled, "PLAT OF A PORTION OF THE PROPERTIES OF BASIL PETER STIEFFEN, ET ALS TO BE CONVEYED TO EMIL T. TSAKIS LOCATED IN THE CITY OF HAMPTON,

VIRGINIA”, made by Talbot & Associates, Ltd., dated January 22, 1988, a copy of which is of record in the Clerk’s Office of the Circuit Court for the City of Hampton, Virginia, at Deed Book 886, page 84, with the angles, distances and directions therein prevailing.

Together with all riparian rights, if any, and any other rights the Grantors may have in the adjoining waters and bottoms. No representation or warranty is given as to any such rights.

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, reservations, easements and rights-of-way and other conditions of record.

The Property is, and shall hereafter be, subject to restrictions prohibiting in perpetuity any private development on the Property. The purpose of these restrictions is to preserve and protect in perpetuity the conservation values and environmental ecosystems of the Property and to limit use and future development of the Property to those uses and amenities consistent with, and not adversely affecting, the conservation values and environmental ecosystems of the Property and the governmental conservation policies to be furthered by the Grantee as set forth in IRC § 26 CFR 1.170 A-14(d) (3).

It being the same Property conveyed from Marina Tsakis-Skea, Trustee, and Nanette K. Phillips, Trustee, as Co-Trustees under the Emil Tsakis Revocable Trust Agreement dated August 19, 1985, by Deed to Marina Tsakis-Skea, Nanette K. Phillips and Jon D. Tsakis, the Grantors herein, dated July 10, 1996 and recorded in the aforesaid Clerks’ Office on July 12, 1996, in Deed Book 1176, at page 1926.

This Deed of Gift may be executed in multiple counterparts, all of which shall together constitute one and the same Deed of Gift.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

WITNESS the following signatures:

Marina Tsakis-Skea

STATE OF _____
CITY/COUNTY OF _____, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid do hereby certify that Marina Tsakis-Skea, whose name is signed to the foregoing Deed of Gift, has this day acknowledged the same before me in my City and State aforesaid. She is personally known to me or has provided _____ as identification.

Given under my hand this _____ day of _____, 2017.

Notary Public

My commission expires: _____
Notary Registration Number: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

WITNESS the following signatures:

Nanette K. Phillips

STATE OF _____
CITY/COUNTY OF _____, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid do hereby certify that Nanette K. Phillips, whose name is signed to the foregoing Deed of Gift, has this day acknowledged the same before me in my City and State aforesaid. She is personally known to me or has provided _____ as identification.

Given under my hand this _____ day of _____, 2017.

Notary Public

My commission expires: _____
Notary Registration Number: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

WITNESS the following signatures:

Jon D. Tsakis

STATE OF _____
CITY/COUNTY OF _____, to-wit:

I, _____, a Notary Public in and for the City and State aforesaid do hereby certify that Jon D. Tsakis, whose name is signed to the foregoing Deed of Gift, has this day acknowledged the same before me in my City and State aforesaid. He is personally known to me or has provided _____ as identification.

Given under my hand this _____ day of _____, 2017.

Notary Public

My commission expires: _____
Notary Registration Number: _____

[SIGNATURES CONTINUE ON FOLLOWING PAGE]

Approved as to Form:

**Accepted on behalf of the City of
Hampton:**

City Attorney

City Manager or her Designee