

Prepared By/Return To:
Shreves, Schudel, Saunders, Parello, & Clarke, PLLC
492 Blackwell Road, Warrenton, VA 20186
Mason L. Dalman (VSB #95234)

Tax Map Number: 6984-40-9957; 6984-41-9227

This Deed is Exempt from recordation taxes pursuant to Virginia Code §58.1-811(D)

Deed of Boundary Line Adjustment and Deed of Gift

THIS DEED OF BOUNDARY CONFIRMATION, made this ____ day of _____, 2022 by and between **TOWN OF WARRENTON**, a body politic, as Grantor and as Grantee for indexing purposes, and **P. Scott SCHAEFFER and Carolyn H. SCHAEFFER**, previously erroneously known of record as P. Scott Shaeffer and Carolyn H. Shaeffer, as Grantors and Grantees for indexing purposes;

WHEREAS P. Scott SCHAEFFER and Carolyn H. SCHAEFFER are the owners of certain real property located in Fauquier County identified as Tax Map Number 6984-40-9957 pursuant to that Deed recorded among the land records of Fauquier County in Deed Book 1713, Page 735 (the “Schaeffer Property”);

WHEREAS the Town of Warrenton is the owner of real property located in Fauquier County identifiable as a portion of land on the corner of Washington Street and Linden Street, referred to as the Washington Street 40’ Right of Way on the Plat, also neighboring Tax Map Number 6984-41-9227 and the Schaeffer Property (the “Vacant Area”);

WHEREAS the parties desire to adjust the boundary lines between their lands pursuant to the plat entitled, “Boundary Line Adjustment Plat Between the Lands of P. Scott & Carolyn H. Schaeffer and Town of Warrenton,” dated August 30, 2022, and prepared by Piedmont Land Surveyors, PLC, said plat being attached hereto and incorporated herein as if set out in full; and

WHEREAS the parties further desire to vacate the 20’ right of way, found in Deed Book 128, Page 266 in the land records of Fauquier County, Virginia.

NOW, THEREFORE in consideration of the premises and other good and valuable consideration the said parties agree and acknowledge the following:

1. The Town of Warrenton, P. Scott Schaeffer and Carolyn H. Schaeffer do hereby acknowledge that said adjusted boundary lines between the parcels are the true and correct boundary lines and vacate the 20’ easement as noted on the Plat as it is no longer needed;
2. In accordance with the said adjusted boundary lines, the Town of Warrenton, as Grantor, does hereby grant and convey with General Warranty and English Covenants of Title unto P. Scott Schaeffer and Carolyn H. Schaeffer, as Grantees, as tenants by the entirety with the common law right of survivorship, in fee simple, such acreage as

shown on the aforesaid plat so as to create the adjusted parcel, identified as PIN 6984-40-9957, containing 12,072 square feet, respectively, more or less, as shown on that plat attached hereto; and,

3. In accordance with the said adjusted boundary lines, P. Scott Schaeffer and Carolyn H. Schaeffer, as Grantors do hereby grant and convey with General Warranty and English Covenants of Title unto the Town of Warrenton, as Grantee, in fee simple, the acreage as shown on the aforesaid plat containing 615 square feet, respectively, more or less, to further add to the Vacant Area as shown on that plat attached hereto.

This conveyance is made subject to all easements, rights of way, and restrictions of record affecting the subject properties.

Witness the following signatures and seals:

Town of Warrenton

By: _____, _____

State of _____

County/City of _____, to-wit:

The foregoing Deed was acknowledged before me in my aforesaid jurisdiction by _____, the _____, for the Town of Warrenton, this _____ day of _____, 2022.

Notary Public

Registration No.

My commission expires:

P. Scott Schaeffer
Previously erroneously referred to as P. Scott Shaeffer

State of _____
County/City of _____, to-wit:

The foregoing Deed was acknowledged before me in my aforesaid jurisdiction by P. Scott Schaeffer, this _____ day of _____, 2022.

Notary Public
Registration No.
My commission expires:

Carolyn H. Schaeffer
Previously erroneously referred to as Carolyn H. Shaeffer

State of _____
County/City of _____, to-wit:

The foregoing Deed was acknowledged before me in my aforesaid jurisdiction by Carolyn H. Schaeffer, this _____ day of _____, 2022.

Notary Public
Registration No.
My commission expires: