

BK0863PG0971

00 02243

DEED

THIS DEED OF CONVEYANCE, made and entered into this 14th day of March, 2000, by and between the Town of Warrenton, a Virginia municipal corporation, hereinafter referred to as the Grantor, and Goal L.C., a Virginia limited liability company, hereinafter referred to as the Grantee, the principal office's address being 18713 Ryland Chapel Road, Jeffersonton, Virginia 22724.

RECITALS

R-1. The Grantor is the owner of 32,134 sq. ft. of land (hereinafter "the property"), located along Broadview Avenue, in the Town of Warrenton, having acquired the same by Deed dated May 4, 1998 and recorded among the land records of Fauquier County in Deed Book 811 at Page 1718.

R-2. The Town Council for the Town of Warrenton adopted a duly authorized resolution at its November 9, 1999 meeting, authorizing the sale of the property to the Grantee herein.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey with SPECIAL WARRANTY and ENGLISH COVENANTS OF TITLE, unto the Grantee 32,134 sq. ft. of land, located in the

Examined and
Returned to:

PIERCE
Title
(Walker,
Jones,
et al.)

MAR 16 2000
DL

TAX
MAP # NOT
YET
ASSESSED

Exempt from Grantor's Tax pursuant to Virginia Code Section 58.1-811C(3).

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Town of Warrenton, Center Magisterial District, Fauquier County, Virginia, as the same as more thoroughly described in Exhibit A attached hereto and incorporated herein.

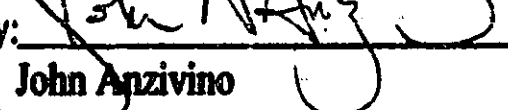
AND BEING one of the several properties described in a Deed dated May 4, 1998, by and between the Virginia Department of Transportation and the Town of Warrenton, recorded in Deed Book 811 at Page 1718 among the land records of Fauquier County, Virginia.

FURTHER, the Grantee, as evidenced by its acceptance and recordation of this Deed, hereby covenants and agrees for itself, its successors and assigns, that no buildings or structures shall be built on the property conveyed herein, except for signs in compliance with the Town of Warrenton's then existing sign ordinance and parking lots in compliance with the Town's then existing parking ordinance.

This conveyance is made expressly 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 in manners visible upon inspection.

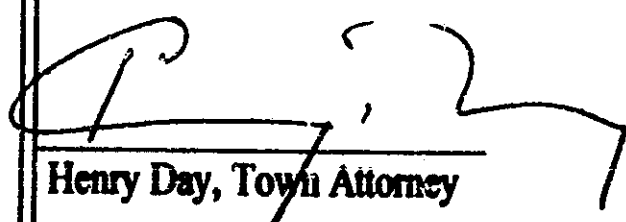
IN WITNESS WHEREOF, the parties have caused this instrument to be executed pursuant to due authority.

THE TOWN OF WARRENTON, a
Virginia municipal corporation

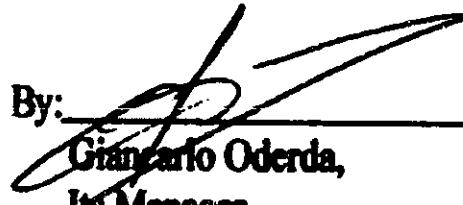
By:  (SEAL)
John Anzivino
Its Town Manager

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APPROVED AS TO FORM:


Henry Day, Town Attorney

GOAL L.C., a Virginia limited liability company

By:  (SEAL)
Giancarlo Oderda,
Its Manager

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit

I, Evelyn J. Miller a Notary Public for the State and County aforesaid do certify that John Anzivino, for TOWN OF WARRENTON, VIRGINIA, a municipal corporation, has, in his capacity as Town Manager and on behalf of the TOWN OF WARRENTON acknowledged the foregoing Deed before me this 15th day of March, 2000.


NOTARY PUBLIC

My commission expires: 9-30-02

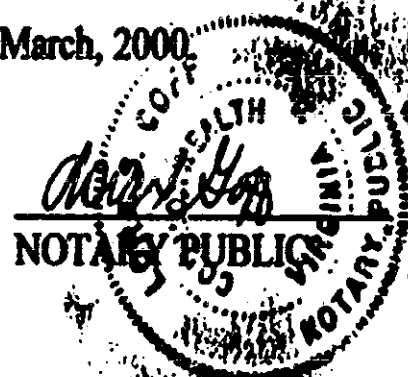


BK 0863 PG 0974

COMMONWEALTH OF VIRGINIA
COUNTY OF FAUQUIER, to-wit:

I, Lora S. Goff, a Notary Public in and for the said Commonwealth and County, do hereby certify that this day personally appeared before me in my said County, Giancarlo Oderda, whose name is signed to the foregoing Deed, dated the 14th day of March, 2000, and acknowledged the same before me in my said jurisdiction.

GIVEN under my hand and notarial seal this 15th day of March, 2000.



My commission expires: June 30, 2001

Prepared by:
Henry Day, Town Attorney

C:\WP51\TOWN\GOALDED

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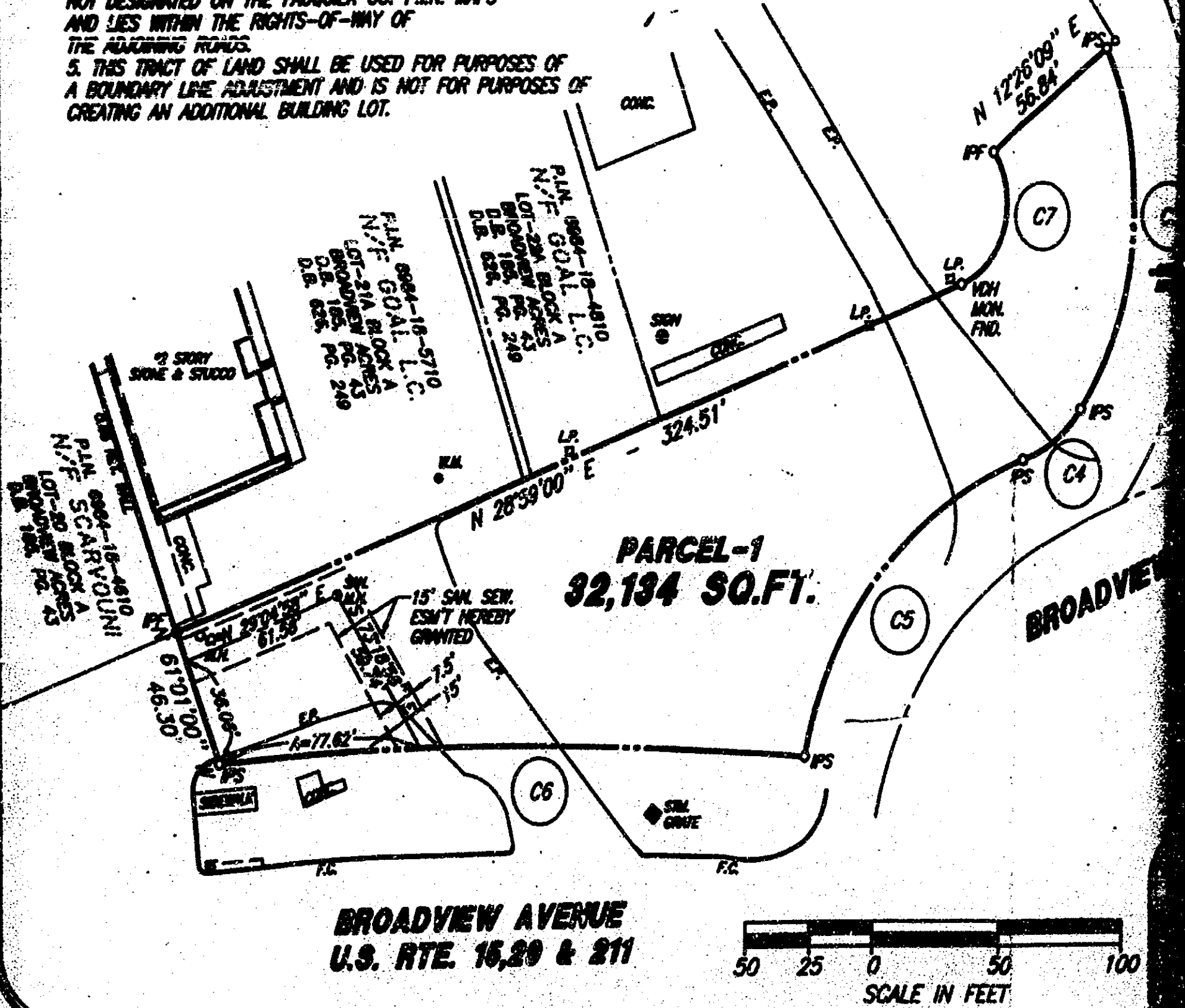
CURVE DATA

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CH. BEARING
C3	114.51'	62°24'51"	124.74'	69.37'	118.65'	S 36°00'34" E
C4	43.00'	36°51'58"	28.82'	14.93'	28.33'	S 13°32'51" W
C5	128.82'	61°34'48"	136.30'	75.57'	129.84'	S 01°06'27" W
C6	1392.94'	08°20'39"	227.31'	113.91'	227.05'	S 48°50'35" W
C7	28.00'	106°54'26"	52.24'	37.78'	44.99'	N 24°28'13" W

NOTES:

1. THE PROPERTY SHOWN IS NOT LOCATED WITHIN A H.U.D. DEFINED FLOOD HAZARD. COMM-PANEL #510057 0001 B EFFECTIVE DATE: AUG. 1, 1979.
2. NO TITLE REPORT FURNISHED. OTHER EASEMENTS AND/OR RIGHTS-OF-WAY MAY EXIST.
3. WETLANDS, IF ANY, NOT SHOWN.
4. THE PARCEL OF LAND SHOWN HEREON IS NOT DESIGNATED ON THE FAUQUIER CO. P.L.N. MAPS AND LIES WITHIN THE RIGHTS-OF-WAY OF THE ADJOINING ROADS.
5. THIS TRACT OF LAND SHALL BE USED FOR PURPOSES OF A BOUNDARY LINE ADJUSTMENT AND IS NOT FOR PURPOSES OF CREATING AN ADDITIONAL BUILDING LOT.

P.L.N. 0004-18-5033
N/F GOAL L.C.
LOT-23 BLOCK A
BROADVIEW ACRES
D.B. 183, PG. 43



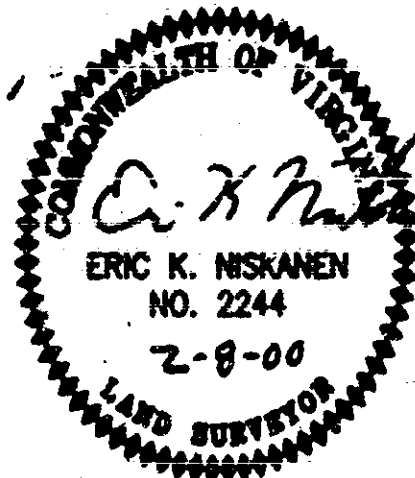
SURVEYOR'S CERTIFICATE

BK0863PG0976

I, ERIC K. NISKANEN, A DULY LICENSED LAND SURVEYOR IN THE COMMONWEALTH OF VIRGINIA, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY TO THE BEST OF MY KNOWLEDGE AND BELIEF, IS CORRECT AND COMPLIES WITH THE MINIMUM PROCEDURE AND STANDARDS ESTABLISHED BY THE VIRGINIA STATE BOARD OF ARCHITECTS, PROFESSIONAL ENGINEERS, LAND SURVEYORS, AND CERTIFIED LANDSCAPE ARCHITECTS. I FURTHER CERTIFY THE PROPERTY SHOWN HEREON LIES IN THE NAMES OF THE TOWN OF WARRENTON AS FOUND AMONG THE LAND RECORDS OF FAUQUIER COUNTY, VIRGINIA. THE DETERMINATION OF THE BOUNDARY HAS BEEN BASED UPON METES & BOUNDS DESCRIPTIONS AND/OR PLATS OF RECORD AND FIELD EVIDENCE FOUND.

Eric K. Niskanen

ERIC K. NISKANEN LS NO 2244



This does not constitute a subdivision and may be entered to record.

Ralph J. [Signature]
Zoning Administrator

3-15-00
Date

PLAT SHOWING
A PORTION OF THE PROPERTY OF
THE TOWN OF WARRENTON
AND SANITARY SEWER EASEMENT
TOWN OF WARRENTON
FAUQUIER COUNTY, VIRGINIA

SCALE: 1"=50'

DECEMBER 10, 1999
REVISED: FEB. 8, 2000

PROJECT #98198



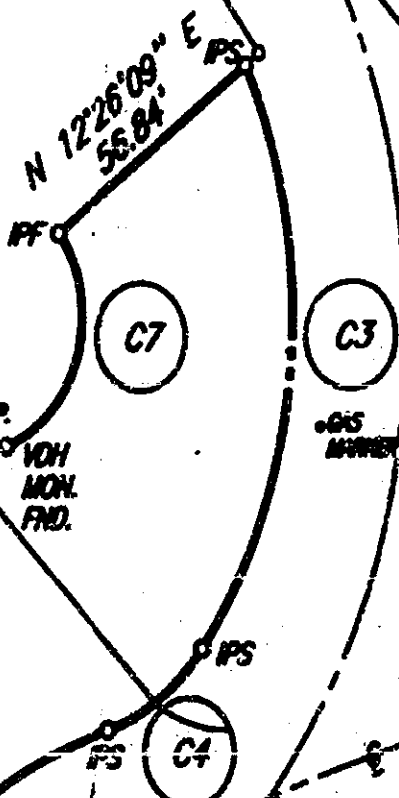
CARSON, HARRIS & ASSOCIATES, LLC

CIVIL ENGINEERING . LAND SURVEYING . LAND PLANNING
39 GARRETT STREET; WARRENTON, VIRGINIA 20186
PHONE: (540) 347-9191 FAX: (540) 349-1905

BEAR WALLOW ROAD
VA. RTE. 880

BROADVIEW AVENUE

RECORD NORTH-1953



50 100
SCALE IN FEET

BK 0863 PG 0977

VIRGINIA: IN THE CLERK'S OFFICE OF THE FAUQUIER CIRCUIT COURT
This instrument was received in this Office and with

certificate admitted to record on MAR 16 2000

at 10:24 A m. Tax of \$ EXEMPT imposed by Section

58.1-802 Paid. Consideration: \$ 82,000.00

State Tax \$ 123.00 County Tax \$ 41.00

Transfer Fee \$ 1.00 VSLF \$1.00 Technology Fee \$3.00

Clerk's Fee \$ 15.00 Total: \$ 184.00

Teste: Gail H Barb Clerk