

Examined  
&  
mailed to  
Town of  
Warrenton this  
5th day of June 1973  
Mary A. Schweitzer

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1402

THIS DEED (which is in part a deed of gift and in part a deed of bargain and sale), made this 11 day of May, 1973, between THE FAUQUIER NATIONAL BANK OF WARRENTON, Warrenton, Virginia, a national banking association, GRANTOR, and the TOWN OF WARRENTON, a municipal corporation of the State of Virginia, GRANTEE, WITNESSETH:

WHEREAS, the hereinafter described real estate has an appraised value in excess of \$120,000.00, but the Grantor wishes to convey said real estate to the Grantee for the sum of \$120,000.00, it being the intention of the Grantor that to the extent that the appraised value of said real estate exceeds said sum of \$120,000.00 this be a deed of gift;

NOW, THEREFORE, in consideration of the premises and of the sum of \$120,000.00 to be paid to the Grantor by the Grantee as hereinafter provided, the Grantor doth hereby bargain, sell, grant and convey, unto the Grantee, all of the following described real estate, to-wit:

That certain lot of land situate at the corner of Court and Hotel Streets, in the Town of Warrenton, Centre Magisterial District, Fauquier County, Virginia, together with the building thereon which was formerly the main office of The Fauquier National Bank of Warrenton, which lot of land is composed of the following two adjoining parcels:

- (A) A parcel of land containing 3907 Square Feet according to April 1971 plat and metes and bounds description of James G. Butler, Jr., C.L.S., which plat and metes and bounds description are attached hereto and made a part of this deed, which said 3907 Square Foot parcel consists of the property which was conveyed to said Bank by deed of James V. Brooke, et als, dated April 19, 1902, recorded May 14, 1902, in Deed Book 93, Page 261, in the Clerk's Office of the Circuit Court of Fauquier County, Virginia, and of the property which was conveyed to said Bank by deed of the Board of Supervisors of Fauquier County dated November 8, 1923, recorded December 13, 1923, in Deed Book 125, Page 116, in said Clerk's Office, less and excepting, however, from said last mentioned property a portion thereof which was conveyed to Fauquier County by deed of said Bank dated November 8, 1923, recorded December 13, 1923, in Deed Book 125, Page 118, in said Clerk's Office.

JAMES G. BUTLER, JR.  
CERTIFIED LAND SURVEYOR  
21 CULPEPER STREET  
WARRENTON, VIRGINIA 22186

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PHONE: 347-2100

April 1971

Description Of The  
Fauquier National Bank  
Of Warrenton Property  
(As Referred To In Deed Book 93, Page 261, and  
Deed Book 125, Page 116, Fauquier County Land Records)  
Warrenton, Virginia

Beginning at a point at the northwesterly intersection of Hotel and Court Streets, said point being the extreme southerly corner of the herein described lot, thence running along the northerly right of way line of Hotel Street, N 59° 20' 34" W 66.46 feet to a point being a corner to the County of Fauquier Property, thence departing Hotel Street and running with the outline of the said County Property the following courses; N 31° 09' 30" E 54.51 feet to a point which lies within the present bank building, S 58° 50' 30" E 10.50 feet to another point which lies within the present bank building, N 31° 09' 30" E 5.00 feet to a point in a concrete gutter and S 58° 50' 30" E 56.76 feet to a point in the westerly right of way line Court Street, thence departing the County Property and running along said Court Street right of way line S 31° 55' 49" W 58.94 feet to the point and place of beginning, containing 3907 square feet of land, and being in accordance with a plat of survey hereto attached and being made a part hereof.

Note: Property corners will be appropriately marked.

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JAMES G. BUTLER, JR.

*Certified Land Surveyor*

23 CULPEPER STREET

WARRENTON, VIRGINIA 22188

PHONE: 347-3122

June 1, 1971

## Description Of Bank Building Encroachment

Into County Of Fauquier Property

Town Of Warrenton

Fauquier County, Virginia

Beginning at a point lying on the outside face of wall of the present bank building, said point lies  $N 31^{\circ} 09' 30'' E 3.29$  feet from the extreme westerly corner of the Fauquier National Bank Property, thence running through the County Of Fauquier Property along the outside face of said bank building the following courses,  $N 58^{\circ} 18' W 1.49$  feet to a point,  $N 31^{\circ} 45' E 53.02$  feet to a point,  $S 58^{\circ} 18' E 2.88$  feet to a point,  $N 31^{\circ} 42' E 0.49$  feet to a point and  $S 58^{\circ} 18' E 8.55$  feet to a point where the outside face of the bank building intersects the property line between the County Of Fauquier and the said Bank Property, thence running along said property line, which lies within the present bank building,  $S 31^{\circ} 09' 30'' W 2.21$  feet to a point,  $N 58^{\circ} 50' 30'' W 10.50$  feet to a point and  $S 31^{\circ} 09' 30'' W 51.22$  feet to the point and place of beginning, containing 87 square feet of land, and shown on the accompanying plat as the cross-hatched area lying on the westerly side of the Bank Property.



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- (B) A parcel of land containing 87 Square Feet according to June 1, 1971 metes and bounds description of James G. Butler, Jr., (which metes and bounds description is attached hereto and made a part of this deed), being the cross-hatched area shown on the aforesaid plat of James G. Butler, Jr., and being the same identical property which was conveyed to said Bank by deed of the County Board of Supervisors of Fauquier County, Virginia, dated November 5, 1971, recorded November 8, 1971, in Deed Book 272, Page 229, in said Clerk's Office.

The above real estate is conveyed subject to the right, if any, of the public to use as a passage way the five foot one inch strip of land mentioned in deed to the Grantor from James V. Brooke, et als, dated April 19, 1902, recorded in Deed Book 93, Page 261, in said Clerk's Office.

The Grantee, as evidenced by its joining in the execution of this deed, agrees to pay to the Grantor the aforesaid sum of \$120,000.00 in four annual installments of \$30,000.00 each as follows:

\$30,000.00 in cash, without interest, on or before December 31, 1973

\$30,000.00 in cash, without interest, in the year 1974, on or before December 31st of that year

\$30,000.00 in cash, without interest, in the year 1975, on or before December 31st of that year

\$30,000.00 in cash, without interest, in the year 1976, on or before December 31st of that year

TO HAVE AND TO HOLD the above described real estate, together with all rights, ways, easements and appurtenances thereunto belonging, unto the Grantee, in fee simple.

Except as to the aforesaid right, if any, of the public to use as a passage way the five foot one inch strip of land hereinabove mentioned, the Grantor covenants that it will WARRANT GENERALLY the property hereby conveyed.

WITNESS the following signatures and seals of the parties hereto, the Grantor having caused its name to be signed hereto by its President and

its corporate seal to be affixed and attested by its Cashier, said officers having been duly authorized to execute this deed on behalf of the Grantor by resolution duly adopted by the Grantor's Board of Directors at its meeting held on the 16th day of March, 1973, and the Grantee having caused its name to be signed hereto by its Mayor and its official seal to be affixed and attested by its Recorder, said officers having been duly authorized to execute this deed on behalf of the Grantee by resolutions duly adopted by the Council of the Town of Warrenton at its meetings held on the 10th day of April, 1973 and the 1st day of May, 1973.

THE FAUQUIER NATIONAL BANK OF WARRENTON  
 BY J. W. Lainhart  
 PRESIDENT

ATTEST:  
C. Hunton Tiffany  
 CASHIER

TOWN OF WARRENTON  
 BY W. M. Day  
 MAYOR

ATTEST:  
Mary C. Matto  
 RECORDER

STATE OF VIRGINIA  
 COUNTY OF FAUQUIER, to-wit:

I, Erma B. O'Neal, a Notary Public in and for the County of Fauquier, State of Virginia, do certify that J. W. Lainhart and C. Hunton Tiffany, whose names as President and Cashier, respectively, of The Fauquier National Bank of Warrenton are signed to the foregoing deed dated the 11th day of May, 1973, have each acknowledged the same before me in my County and State aforesaid.

My commission expires the 8th day of Sept., 1973.  
 Given under my hand this 11th day of May, 1973.

Erma B. O'Neal  
 NOTARY PUBLIC

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STATE OF VIRGINIA

COUNTY OF FAUQUIER, to-wit:

I, Erma B. O'Neal, a Notary Public in and  
 for the County of Fauquier, State of Virginia, do certify that B. M.  
Haley and Mary C. Matteo, whose  
 names as Mayor and Recorder, respectively, of the Town of Warrenton are  
 signed to the foregoing deed dated the 11th day of May,  
 1973, have each acknowledged the same before me in my County and State  
 aforesaid.

My commission expires the 8th day of Sept., 1973.

Given under my hand this 11th day of May, 1973.

Erma B. O'Neal  
 NOTARY PUBLIC

Virginia: In the Clerk's Office of Fauquier Circuit Court, May 17, 1973

This instrument was this day received in said Office  
 and with certificate admitted to record at 10:55 A.M.

Tax of \$ 120.00 imposed by Section 58-54(b) Paid

John H. Brown Clerk