

County of Shenandoah Property Record Card

January 13, 2015



Commissioner of Revenue
600 North Main St, Suite 104
Woodstock, VA 22664

Phone: 540-459-6174
Email: revenue@shenandoahcountyva.us

Parcel Information

Address Location:	Total Acres:	0.32
Zip Code: 22664-	Occupancy Code:	Vacant tax exempt
Map Number: 032 A 088A	Legal Description:	
Map Number (Alt): 32-((A))-88A	Legal Description 2:	
Record Number: 28372	Land Use Value	\$0.00
	Form Loc:	
Magisterial Code: Stonewall		

Legal Repository

Deed Book No:	1662
Deed Book Page:	498
Will Book No:	
Will Book Page:	0
Plat Book No:	
Plat Book Page:	0

Valuation

Land	Improvements	Total Value
\$2,600.00	\$0.00	\$2,600.00

Sales Information

Sale Price:	\$0.00	Sale Date:	12/1/2014
Grantor:	SHENANDOAH COUNTY SCHOOL BOARD		

Ownership

Current Owner			
Name:	COUNTY OF SHENANDOAH VIRGINIA	Name (Extended):	
Address:	600 N MAIN ST STE 102 22664	Purchase Date:	12/1/2014
		Purchase Price:	\$0.00

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Building			
Year Built:	0	Story Height:	
Number of Rooms:	0	Number of Bedrooms:	0
Full Bathrooms:	0	Half Bathrooms:	0
Basement:		Finished Basement SQ FT:	0
Garage Type:		Garage Capacity:	0
Heating:		Fuel Type:	
Air Conditioning:		Sewer	None
Water:	None	Roof Type:	
Roof Material:		Foundation Type:	
Exterior Wall Type:		Interior Wall Type:	
Floor Type:			





JADWIN ROAD

2200 S. JADWIN ROAD
MESA, AZ 85205



005827

COPY

BOOK 1662 PAGE 0498

✓ Tax Map Nos. 32-((A))-88A and 099-((A))-15

DEED OF SURPLUS PROPERTY PURSUANT TO SECTION 22.1-129 OF THE CODE OF VIRGINIA

THIS DEED is made this 25th day of November, 2014, by and between the SCHOOL BOARD OF SHENANDOAH COUNTY, VIRGINIA, a Virginia body corporate, Grantor, and the COUNTY OF SHENANDOAH, VIRGINIA, a political subdivision of the Commonwealth of Virginia, Grantee.

Return to: Shenandoah County Administration
ATTN: M. S. Price
600 N. Main St., Suite 102
Woodstock, VA 22604

1. By virtue of a Deed dated October 18, 1868, recorded in the Clerk's Office of the Circuit Court of Shenandoah County, Virginia (the "Clerk's Office"), in Deed Book 18, at page 337, Elizabeth Kibler and Eliza Kibler, conveyed a tract of land containing approximately one-half of an acre more or less (assessed for real estate tax purposes as .32 acres) to Joseph Maphis, Silas Wiseman and John G. Hamman, Trustees. The School Board of Shenandoah County, Virginia, is the successor in interest to these Trustees.

2. By virtue of a Deed dated January 2, 1958, recorded in the Clerk's Office in Deed Book 191, at page 251, Harold D. Burch and Virginia Neff Burch, husband and wife, conveyed a tract of land containing approximately .52 acres more or less (assessed for real estate tax purposes as .60 acres) described therein as Tract No. 2, to The County School Board of Shenandoah County, Virginia, a corporation.

3. Pursuant to Section 22.1-129 of the Code of Virginia, the School Board of Shenandoah County, Virginia, previously determined by resolution adopted on November 13, 2014, that it had no use for the previously described properties, declaring it surplus property.

Prepared by Litten & Sipe L.L.P., 410 Neff Avenue, Harrisonburg, Virginia 22801
J. Jay Litten, Esquire, Bar No. 24567

Efile\T14-0002\Shenandoah County\Working Docs\Deed from SchBd to County\JL\CRC\dlk\3360-0\10.23.14

4. As required by Section 22.1-129 of the Code of Virginia, the School Board of Shenandoah County, Virginia, by the same resolution, declared and authorized the Chairman of the School Board and the Division Superintendent to convey the surplus property to the County of Shenandoah, Virginia, with such resolution being attached and incorporated herein by reference as Exhibit A to this deed.

NOW, THEREFORE, pursuant to Section 22.1-129 of the Code of Virginia, the School Board of Shenandoah County, Virginia, acting through its Chairman as duly authorized, does hereby grant and convey with Special Warranty of Title unto the County of Shenandoah, Virginia, all those two certain tracts or parcels of real estate as follows:

Tract No. 1: All that certain tract or parcel of land containing one-half of an acre more or less (assessed for real estate tax purposes as .32 acres) on the southeast side of Jadwyn Road in Stonewall District, Shenandoah County, Virginia, described by metes and bounds as follows:

Beginning at a stake, a corner to Hackenbury's land and in Jacob Wiseman's line; thence, S. 29 E. 10 poles, to a stake near a mashed walnut; thence S. 67 W. 8 poles to a stake; thence N. 29 W. 10 poles, to a stake in Hackenbury's line N. 67 E. 8 poles to the beginning; and

Tract No. 2: All of that certain lot, tract or parcel of land containing 0.52 acres more or less (assessed for real estate tax purposes as .60 acres) located just south of Stonewall Lane on the north side of Holman's Creek in Lee District, Shenandoah County, Virginia, described by metes and bounds as follows:

Beginning at a point in the center of Holman's Creek and in Tommy Lloyd's line; thence with the said Lloyd's line N. 15° 02' W. passing a

pipe at 14.4 feet for a total distance of 153.8 feet to a pipe a corner with Harold Burch; thence with Harold Burch's lines N. 84° 28' E. 168.0 feet to a pipe; thence S. 5° 27' E. crossing a pipe on the bank of Holman's Creek at 128.9 feet for a distance of 138.9 feet to a point in the center of Holman's Creek; thence with the center of Holman's Creek and the said Burch's lines S. 88°19' W. 54.3 feet to a point, thence S. 54° 08' W. 29.9 feet to a point; a corner with Tommy Lloyd, thence with the said Lloyd's line and the center of Holman's Creek S. 83° 07' W. 62.6 feet to the beginning.

This conveyance is made subject to all rights of way and easements of record, if any, affecting the aforesaid property.

This deed is exempt from recordation taxes pursuant to Sections 58.1-802 and 58.1-811(C)(4) of the Code of Virginia, 1950, as amended.

WITNESS the following signature:

SCHOOL BOARD OF SHENANDOAH COUNTY, VIRGINIA [L.S.]

By: Richard L. Koontz, Jr.
Richard L. Koontz, Jr., Chairman

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Shenandoah

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this 25th day of November, 2014 by Richard L. Koontz, Jr., Chairman of the School Board of Shenandoah County, Virginia, a Virginia body corporate.

My commission expires: 12.31.17
Notary Registration No. 253586

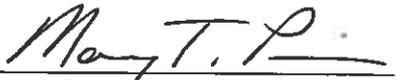
Christina M. Sherman
Notary Public



GRANTEE'S ADDRESS:
600 North Main Street, Suite 102
Woodstock, Virginia 22664

Pursuant to § 15.2-1803 of the Code of Virginia, as amended, the interest in real estate conveyed by this deed is accepted on behalf of the County of Shenandoah, Virginia, by the County Administrator, as authorized by the Board of Supervisors.

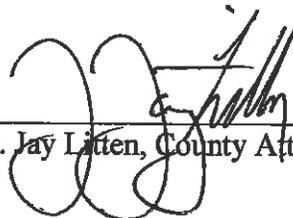
Accepting on behalf of the County of Shenandoah, Virginia:



Mary T. Price, County Administrator

APPROVAL AS TO FORM

The form of the foregoing deed is approved.



J. Jay Litten, County Attorney

**RESOLUTION OF THE SCHOOL BOARD OF
THE COUNTY OF SHENANDOAH, VIRGINIA**

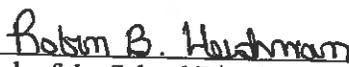
Whereas, the School Board of Shenandoah County, Virginia (the "School Board"), is a body corporate. It holds title to all public school property in the County of Shenandoah pursuant to Virginia Code § 22.1-125;

Whereas, the School Board has no use for .32 acres located on the southeast side of Jadwyn Road in Stonewall District [Tax Map No. 32-((A))-88A], and for .60 acres located just south of Stonewall Lane in Lee District [Tax Map No. 099-((A))-15] collectively the "Two Parcels", both in Shenandoah County, Virginia, and desires that the Two Parcels be conveyed to the County of Shenandoah, Virginia.

Now, therefore, be it resolved (i) that the School Board of Shenandoah County, Virginia, formally determines that it has no use for the Two Parcels, (ii) that it declares its right, title and interest to the Two Parcels as surplus property pursuant to the provisions of Virginia Code § 22.1-129 and (iii) that the Chairman of the School Board and the Division Superintendent of Schools are hereby directed and authorized to execute such further documents, including without limitation, resolutions, deeds, affidavits, certificates and other instruments, and to take such actions as are necessary or convenient to convey the title to the Two Parcels to the County of Shenandoah, Virginia, in accordance with Virginia Code § 22.1-129.

Adopted and passed this 13th day of November, 2014 by the School Board of County of Shenandoah, Virginia.


School Board Chairman


Clerk of the School Board

INSTRUMENT #140005827
RECORDED IN THE CLERK'S OFFICE OF
SHENANDOAH COUNTY ON
DECEMBER 1, 2014 AT 01:42PM

DENISE B. ESTEP, CLERK
RECORDED BY: DEB