

Tax Map Nos. 046-A-3; 046-A-4 5

This deed is exempt from the tax imposed by § 58.1-802 pursuant to § 58.1-811(C)(4) of the Code of Virginia, 1950, as amended.

THIS QUITCLAIM DEED is made this ___ day of _____, 2025, by and between the **CITY OF HARRISONBURG, VIRGINIA**, a municipal corporation, **Grantor**, and the **JMU FOUNDATION – VIRGINIA AVENUE LLC**, a Virginia limited liability company, **Grantee**, whose address is 1031 Harrison St., MSC 8501, Harrisonburg, Virginia 22807.

WITNESSETH

WHEREAS, JMU Foundation – Virginia Ave LLC (“JMUF”) is the current owner of two parcels identified as Tax Map Nos. 46-A-3 and 46-A-4 5 and located at 1078 Virginia Ave., in the City of Harrisonburg, Virginia (the “Property”); and

WHEREAS, the prior owner of the Property, K&K LLC, conveyed the Property to JMUF by deed recorded in the Clerk’s Office of the Rockingham County Circuit Court (“Clerk’s Office”) in Deed Book 5852 at Page 66, which deed described the Property to include a 1,278 square foot strip, identified as Lot 3 therein (the “Strip”), which Strip abuts Virginia Ave. (Rt. 42), and further detailed in the plat dated May 23, 1990, prepared by J.R. Copper, Jr., L.S., and entitled “Plat Showing a 1.155 Acre of Land Presently in the Names of George R. and Blanche C. Whitesell and Minor G. and Susie N. Rhodes and a 1278 Sq. Ft. Strip of Land” (the “Plat”), and which Plat is recorded in the Clerk’s Office at Deed Book 1014, at Page 740; and

WHEREAS, although the Strip is contained and referenced in the deeds in the Property's chain of title, upon a title search for closing on the Property, it was determined that the Strip was in fact owned by the City of Harrisonburg, Virginia (the "City"), as the Strip was not properly conveyed to the predecessors in title, only added to the description of the Property during surveying and plating of the Property; and

WHEREAS, the predecessors in title and the City have consistently treated the Strip as belonging to the owners and a part of the Property; and

WHEREAS, the parties wish to confirm that ownership understanding.

NOW, THEREFORE, for good and valuable consideration passing between the parties hereto, the receipt and sufficiency of which is hereby acknowledged and agreed, Grantor hereby releases, relinquishes, surrenders, and quitclaims unto JMU Foundation – Virginia Ave LLC any and all of the Grantor's right, title, and interest in all that certain lot or parcel of land containing in the aggregate a 1,278 square foot strip, identified as Lot 3 in the deed recorded in the Clerk's Office in Book 5852, Page 66, and as shown on the plat entitled "Plat Showing a 1.155 Acre of Land Presently in the Names of George R. and Blanche C. Whitesell and Minor G. and Susie N. Rhodes and a 1278 Sq. Ft. Strip of Land," which Plat is recorded in the Clerk's Office at Deed Book 1014, at Page 740, a copy of which is attached hereto and recorded herewith. The Strip is to be combined with Tax Map Nos. 46-A-3 and 46-A- 4 5, as shown on the Plat.

Remainder of page intentionally left blank

Signature page to follow

[Quitclaim Deed precedes]

W I T N E S S the following signature.

City of Harrisonburg, Virginia,
a Virginia municipal corporation

By: _____
Ande Banks, City Manager

COMMONWEALTH OF VIRGINIA
CITY OF HARRISONBURG

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction this _____ day of _____, 2025, by Ande Banks, City Manager, on behalf of the City of Harrisonburg, Virginia, a municipal corporation.

My commission expires _____.

Notary Registration No. _____.

Notary Public

APPROVED AS TO FORM:

Chris Brown, City Attorney