

ORDINANCE NO. 714, APPROVES THE SALE AND CONVEYANCE OF TOWN REAL PROPERTY

WHEREAS, the Town of Colonial Beach, Virginia (the “Town”) in 2019 and in 2020 held public hearings and authorized the sale of certain real properties owned by the Town; and

WHEREAS, following the said public hearings, the subject real properties were marketed and contracts were approved for the sale of those real properties; and

WHEREAS, in furtherance of one of the sales transactions dated October 21, 2020 between the Town and DDG Acquisitions, LLC for the sale and purchase of the real property described in the Deed attached hereto as **Exhibit A** (the “Property”), and in accordance with Va.Code § 15.2-2100, the Town of Colonial Beach now wishes to authorize the conveyance of the property in accordance with the approved contract.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Colonial Beach, Virginia that (a) the Town shall convey the Property to DDG Acquisitions, LLC, (b) the Deed attached hereto as **Exhibit A** is approved, and (c) the Mayor of the Town of Colonial Beach is hereby authorized to take such actions and execute such documents on behalf of the Town as are necessary to effectuate the purposes of this Ordinance, including, but not limited to, execution of the Deed attached hereto as **Exhibit A**, subject to review and approval by the Town Attorney.

This Ordinance shall take effect upon adoption.

ADOPTED by the Town Council of the Town of Colonial Beach, Virginia, this 19th day of May, 2021.

Upon a call for an aye or nay vote on the foregoing resolution at a regular meeting of the Council of the Town of Colonial Beach, Virginia held May 19, 2020, members of Council approved this Ordinance upon the following vote:

	<u>Aye</u>	<u>Nay</u>		<u>Aye</u>	<u>Nay</u>
<i>Robin Schick, Mayor</i>	X		<i>Tom Moncure</i>	X	
<i>Mike Carbey</i>	X		<i>Vicki Roberson</i>	X	
<i>Kenneth Allison</i>	X		<i>Caryn Self Sullivan</i>	X	
<i>Powell Duggan</i>	X				

Heather Oliver, Clerk of Council

Robin M. Schick, Mayor

Tax Map No. Tax Map Number
3A2-1-8A-B

Exempt from grantor's tax pursuant
to Virginia Code § 58.1-811(C)(4).

Consideration: \$325,000.00
Assessed value: \$286,400.00

Exempt from the payment of
Clerk's Fees pursuant to Virginia
Code § 17.1-266 and Virginia
Code § 17.1-279(E).

Prepared by:

Return to:

Vivian Seay Giles, Esq. (VSB #32951)
Sands Anderson PC
1111 East Main Street, Suite 2400
Richmond, VA 23219
804-783-7225 (telephone)
804-783-7291 (facsimile)

DEED OF BARGAIN AND SALE

THIS DEED is made this 19th day of May, 2021, by and between the **TOWN OF COLONIAL BEACH, VIRGINIA**, a Virginia municipal corporation ("**Grantor**"), and **DDG ACQUISITIONS, LLC**, a Virginia limited liability company, whose business address is 409 East Main Street, Suite 301, Richmond, Virginia 23219 ("**Grantee**").

WITNESSETH:

That, pursuant to Virginia Code § 15.2-2006 *et seq.* and Virginia Code § 15.2-2100, and for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by Grantee unto Grantor and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by Grantor, Grantor does hereby grant, bargain, sell and convey with **Special Warranty** and English Covenants of Title, in fee simple, unto Grantee, all that certain tract or parcel of land, together with improvements thereon and appurtenances thereunto belonging, lying

EXHIBIT A

and being in the Town of Colonial Beach, Virginia, in Westmoreland County, Virginia, and more particularly described as follows (the "Property"):

SEE SCHEDULE A ATTACHED

The above conveyances are made subject to all easements, covenants, restrictions, agreements and conditions of record and legally applicable to the Property. This conveyance is made without benefit of survey.

This conveyance and Deed were approved by the Grantor by Ordinance No. 714, adopted at a public meeting held on May 19, 2021, and its Mayor was authorized to sign this Deed on behalf thereof. Ordinance No. 714 is attached to and recorded together with this Deed.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed by its duly authorized representative.

THE TOWN OF COLONIAL BEACH, a political subdivision of the Commonwealth of Virginia

By: _____
Robin M. Schick, Mayor

COMMONWEALTH OF VIRGINIA
COUNTY/CITY OF _____, to-wit:

The foregoing instrument, was acknowledged before the undersigned notary public in and for the jurisdiction aforesaid by **Robin M. Schick** in her capacity as Mayor of the Town of Colonial Beach, Virginia and on behalf of the Town of Colonial Beach, Virginia, on this day of May, 2021.

{SEAL}

Notary Public

Registration No.: _____
My commission expires: _____

SCHEDULE A

ALL that certain lot, piece or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being in Westmoreland County, Virginia, known as Parcel BI Revised, 2.2630 Acres, as more particularly shown on a plat of survey dated September 26, 2016, prepared by Allison Baird Sehl, P.C., entitled, "BOUNDARY LINE ADJUSTMENT SHOWING "PARCEL A REVISED", "PARCEL B REVISED" PARCEL AI REVISED", "PARCEL BI REVISED" BLOCK 4A, BLOCK 8A AND BLOCK 8G, TOWN OF COLONIAL BEACH, WESTMORELAND COUNTY, VIRGINIA," recorded in the Clerk's Office, Circuit Court, Westmoreland County, Virginia, in Plat Slides 1712 & 1713, and to which plat reference is hereby made for a more particular description of the property hereby conveyed, **BEING** a part of the same real estate conveyed to The Town of Colonial Beach, a municipal corporation, by Quitclaim Deed from The School Board of The Town of Colonial Beach, dated July 21, 2014, recorded August 5, 2014, in the Clerk's Office, Circuit Court, Westmoreland County, Virginia, in Deed Book 862, page 142. **AND BEING** a part of the same real estate conveyed to The Town of Colonial Beach, Virginia, an incorporated Virginia political subdivision, by deed from The Colonial Beach School Board, dated June 2, 2016, recorded June 3, 2016, in the Clerk's Office, Circuit Court, Westmoreland County, Virginia, in Deed Book 884, page 214.

Deed and Schedule A Approved as to Form:

Town Attorney