



IV.-D.

Agenda Item

County of Hanover

Board Meeting: June 10, 2015

Subject: Acceptance of Deed – 40.145 Acres Near Ellyson’s Garage from the Hanover County School Board

Summary of Agenda Item: On August 27, 1999 the Hanover County School Board acquired 40.145 acres of property for future school planning and expansion needs. The School Board has recently evaluated their future planning needs and have identified this unimproved parcel as real estate for which it has no use and, therefore, has determined it to be surplus property pursuant to the provisions of Virginia Code § 22.1-129.

At their regular meeting on May 12, 2015 the Hanover County School Board has adopted a resolution declaring as surplus a parcel of unimproved real estate consisting of 40.145 acres located along Cold Harbor Road approximately 3½ miles east of Cold Harbor Elementary School in Hanover County, Virginia, and further identified in the County’s property records as GPIN 8743-09-4401. The resolution further directs that the 40.145 acre parcel of unimproved real estate be conveyed to the County upon recordation of the resolution and a deed of conveyance. A copy of the resolution is attached.

A deed conveying the 40.145 acre parcel of real estate to the County has been executed by the School Board. A copy of the deed is attached. Acceptance of the deed by the County is required to convey this property to the county.

Hanover County currently maintains an emergency communications tower supporting the public safety communications network on the identified parcel.

County Administrator’s Recommended Board Motion: Motion to authorize the County Administrator to accept and execute the deed of conveyance for 40.145 acres identified as GPIN 8743-09-4401 from the Hanover County School Board.

VIRGINIA: At a regular meeting of the Hanover County School Board held in the School Board Office on the 12 day of May, 2015, at 7:00 p.m.

Present: Mr. Robert L. Hundley, Jr., Chairman
Mr. John F. Axelle—*absent*
Mr. Roger S. Bourassa
Ms. Susan P. Dibble
Mr. Earl J. Hunter, Jr.
Mr. Henry C. Lowry, Jr.
Mr. Norman K. Sulser

RESOLUTION CONCERNING THE DISPOSITION OF SURPLUS REAL PROPERTY

BE IT RESOLVED that the parcel of unimproved real estate now owned by the Hanover County School Board, located along Cold Harbor Road approximately 3½ miles east of Cold Harbor Elementary School in Hanover County, Virginia, consisting of 40.145 acres as shown on a plat dated March 30, 1999, prepared by Youngblood, Tyler and Associates entitled "Survey of 40.145 Acres of Land Located on the East Line of State Route 156", and recorded August 30, 1999, in the Hanover County Circuit Court Clerk's Office in Plat Book 36, Page 223, and further identified in the County's property records as GPIN 8743-09-4401, is surplus real estate and shall be, upon recordation of this Resolution and a deed of conveyance, conveyed to Hanover County, Virginia, a political subdivision of the Commonwealth of Virginia, pursuant to Virginia Code Section 22.1-129, as amended; and further

That this Resolution shall be filed with the Clerk of the Hanover County Circuit Court, who shall record this Resolution with the deed conveying the property; and further

That the Superintendent shall execute a General Warranty deed conveying this real estate to Hanover County, Virginia.

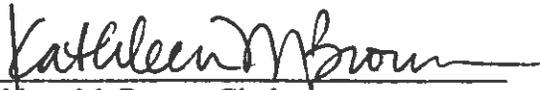
On motion of MR Hunter, seconded by MR Sulser, the members of the Hanover County School Board voted to approve this Resolution as follows:

Vote: (6-0)

Robert L. Hundley, Jr. — aye
John F. Axselle — absent
Roger S. Bourassa — aye
Sue P. Dibble — aye
Earl J. Hunter, Jr. — aye
Henry C. Lowry, Jr. — aye
Norman K. Sulser — aye

The undersigned certifies that this is a correct copy of the Resolution of the Hanover
County School Board.

Date: 5/12/15


Kathleen M. Brown, Clerk

GPIN 8743-09-4401

This deed is exempt from both the grantor's and grantee's recordation tax pursuant to Va. Code § 58.1-811.

DEED

THIS DEED is entered into this 12 day of May, 2015, by the HANOVER COUNTY SCHOOL BOARD, a political subdivision of the Commonwealth of Virginia, Grantor, and HANOVER COUNTY, a political subdivision of the Commonwealth of Virginia, Grantee.

WITNESSETH:

WHEREAS the Hanover County School Board has adopted a resolution declaring certain real estate surplus and directing conveyance of that real estate to Hanover County, pursuant to Virginia Code Section 22.1-129, as amended, and directing that the Superintendent execute a General Warranty deed of conveyance, said resolution being recorded herewith;

NOW, THEREFORE, the Hanover County School Board conveys with General Warranty and English Covenants of Title to Hanover County, a political subdivision of the Commonwealth of Virginia, the following real estate:

All that certain lot, piece or parcel of land, with the improvements thereon and appurtenances thereto belonging, lying and being in Cold Harbor District, Hanover County, Virginia, on the east side of State Route 156 containing 40.145 acres, more or less, as more particularly shown by a certain plat of survey made by Youngblood, Tyler & Associates, dated March 30, 1999, entitled "Survey of 40.145 Acres of Land Located on the East Line of State Route 156", and recorded August 30, 1999, in the Hanover County Circuit Court Clerk's Office in Plat Book 36, Page 223. Reference is made to the plat for a more complete description of the property.

BEING the same property conveyed to the Hanover County School Board by deed from Edward L. and Dolly Evelyn Talley, husband and wife, dated August 27, 1999, and recorded August 30, 1999 in the Hanover County Circuit Court Clerk's Office in Deed Book 1493, Page 817.

Prepared by and Return to:
Hanover County Attorney's Office
P. O. Box 470
Hanover, Virginia 23069

The signature and seal of the authorized representative of the Hanover County School Board as grantor is set out below in acknowledgement of this conveyance.

HANOVER COUNTY SCHOOL BOARD

By: Jamelle S. Wilson
Jamelle S. Wilson
Division Superintendent

Approved as to form:

Yvonne S. Gibney
Yvonne S. Gibney
Deputy County Attorney

COUNTY OF HANOVER
COMMONWEALTH OF VIRGINIA

The foregoing instrument was acknowledged before me this 14 day of May, 2015, by Jamelle S. Wilson, Superintendent, on behalf of the Hanover County School Board

Kathleen M. Brown
Notary Public



Notary Registration Number: 4130207

My commission expires: 6/30/2018

The foregoing Deed is hereby accepted on behalf of Hanover County, Virginia, by the Clerk of the Board of Supervisors, who by resolution of said Board is authorized to execute this acceptance.

Cecil R. Harris, Jr., Clerk
Hanover County Board of Supervisors

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