

## RECORDATION COVER SHEET

TYPE OF INSTRUMENT: DEED OF ASSIGNMENT OF 10' TRAIL  
EASEMENT AND MAINTENANCE AGREEMENT

DATE OF INSTRUMENT: \_\_\_\_\_, 2020

GRANTOR: KINGSBRIDGE MANOR HOMEOWNER  
ASSOCIATION

GRANTEE: TOWN OF PURCELLVILLE, VIRGINIA

COUNTY WHERE PROPERTY  
LOCATED: LOUDOUN

ELECTION DISTRICT WHERE  
PROPERTY LOCATED: BLUE RIDGE

BRIEF DESCRIPTION  
OF PROPERTY: 37739 SUTTON DRIVE, PURCELLVILLE VA  
KINGSBRIDGE MANOR LOT 9

INSTRUMENT NUMBER WHERE  
EASEMENT ACQUIRED: DEED BOOK 1358, PAGE 113

TAX MAP IDENTIFICATION NOS. : TAX MAP /36/C/8/////9/  
PIN: 453-45-9644

NOTE: EXEMPT FROM RECORDATION FEES  
PURSUANT TO SECTIONS 58.1-811(A)(3) 58.1-  
811(C)(4)

THIS INSTRUMENT PREPARED BY AND RETURN TO: PURCELLVILLE TOWN ATTORNEY  
221 SOUTH NURSERY AVENUE  
PURCELLVILLE, VA 20132  
**BOX 15**

THIS DEED OF ASSIGNMENT OF 10' TRAIL EASEMENT AND MAINTENANCE AGREEMENT is made the \_\_\_\_\_ day of \_\_\_\_\_, 2020, by and between the KINGSBRIDGE MANOR HOMEOWNER ASSOCIATION, a Virginia nonstock corporation ("Assignor"), TOWN OF PURCELLVILLE, VIRGINIA, a municipal corporation (hereinafter referred to as "Assignee").

WITNESSETH:

Whereas, on March 8, 1995, the Assignor acquired from G & M HOMES, L.C., a 10' Trail Easement within a portion of Lot 9, Kingsbridge Manor Subdivision (the "**Property**"), by Deed recorded at Deed Book 1358, at Page 113 and Plat recorded at Plat Cabinet B, Slot 181, Pages 7-10, among the land records of Loudoun County, Virginia; and

Whereas, the trail and appurtenant facilities located within the 10' Trail Easement provides, among other things, access to Loudoun Valley High School and is currently operated and maintained by the Assignor, and

Whereas, it is the desire and intent of the Assignor to transfer and assign unto the Assignee, the 10' Trail Easement in the locations as shown on the Plat; and

Whereas, it is the desire and intent of the Assignee to assume the 10' Trail Easement including, without limitation, all of the the maintenance, repair and upkeep obligations in connection therewith.

NOW THEREFORE, in consideration of the premises and sum of One Dollar (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, the Assignor does hereby transfer and assign unto Assignee, its successors and assigns, all of its right, title and interest in the 10' Trail Easement. Assignee shall have full and free use of said easement and all rights and privileges reasonably necessary to the exercise of said easement.

THIS DEED FURTHER WITNESSETH that in consideration of the premises and mutual covenants provided herein, the parties agree that the Assignee shall be responsible for the ongoing operation, inspection, maintenance, repair and reconstruction of existing trail, and appurtenant facilities, located within the 10' Trail Easement being assigned hereinabove.

IN WITNESS WHEREOF, The Assignor and Assignee have caused this Deed of Assignment of 10' Trail Easement and Maintenance Agreement to be executed by their duly authorized representatives.

[SIGNATURE PAGES TO FOLLOW]

FURTHER WITNESS the following signature and seals.

**ASSIGNOR:**

KINGSBRIDGE MANOR HOMEOWNERS  
ASSOCIATION, a Virginia nonstock corporation

By: Leslie W. Brill (SEAL)  
Name: LESIE W. BRILL  
Title: PRESIDENT, HOA

COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify  
that LESIE BRILL as HOA PRESIDENT of  
KINGSBRIDGE MANOR HOMEOWNERS ASSOCIATION, whose name is signed to the  
foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction  
aforesaid.

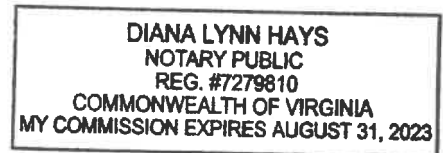
GIVEN under my hand and seal this 22ND day of APRIL, 2020

My Commission Expires:

AUGUST 31, 2023

Diana Lynn Hays  
Notary Public

Registration number: 7279810



**ASSIGNEE:**

The Foregoing Easement Are Hereby Accepted  
Pursuant To Virginia Code Section 15.2-1803

APPROVED AS TO LEGAL FORM: TOWN OF PURCELLVILLE, VIRGINIA

\_\_\_\_\_  
Town Attorney

By: \_\_\_\_\_ (SEAL)

Name: \_\_\_\_\_

Title: \_\_\_\_\_

COMMONWEALTH OF VIRGINIA  
COUNTY OF LOUDOUN, to wit:

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that \_\_\_\_\_ as \_\_\_\_\_ of TOWN OF PURCELLVILLE, VIRGINIA, whose name is signed to the foregoing Deed, appeared before me and personally acknowledged the same in my jurisdiction aforesaid.

GIVEN under my hand and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

My Notary Registration Number: \_\_\_\_\_