

After recordation, return to:
[TITLE COMPANY]

**DEED WITHOUT WARRANTY
OR ENGLISH COVENANTS**

THIS DEED WITHOUT WARRANTY OR ENGLISH COVENANTS (this “Deed”) is made this _____ day of _____, 2022 by CITY OF FALLS CHURCH, VIRGINIA, a city incorporated in the Commonwealth of Virginia, in its proprietary capacity as the owner of the Property (defined below) and not in its governmental capacity (“Grantor”) to [GRANTEE ENTITY], a Delaware limited liability company (“Grantee”).

RECITALS

R-1. Grantor owns that certain parcel of real property located in the City of Falls Church, Virginia (the “Parcel”) consisting of approximately _____ acres of land, as more fully described in **Exhibit A** attached hereto and incorporated herein by this reference, together with any improvements located thereon.

R-2. Grantor desires to convey the Parcel to Grantee in fee simple together with all of Grantor’s right, title and interests in and to all of the improvements, rights, privileges and easements (collectively, “Appurtenances”) benefiting, belonging or pertaining to the Parcel (the Parcel and Appurtenances collectively referred to hereafter as the “Property”).

THEREFORE, that for and in consideration of the sum of Ten Dollars (\$10.00) paid in hand by Grantee to Grantor, and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain and sell, convey and deed unto Grantor in fee simple without warranty or English Covenants of Title, all of the Property, as such term is defined above. The Property being deeded and conveyed hereunder is subject to all easements, restrictions and covenants of record and all applicable proffers and development conditions, without limitation.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK – SIGNATURE PAGE
FOLLOWS]

WITNESS:

GRANTOR:

CITY OF FALLS CHURCH, VIRGINIA, a city
incorporated in the Commonwealth of Virginia

By: _____

Name:

Title:

Approved as to form:

Carol W. McCoskrie
City Attorney for the City of Falls Church

COMMONWEALTH OF VIRGINIA)

) SS:

COUNTY OF FAIRFAX)

On this ____ day of _____, 2022, before me, _____, the
undersigned, personally appeared _____, known to me (or satisfactorily
proven) to be the _____ for the CITY OF FALLS CHURCH, VIRGINIA, a city
incorporated in the Commonwealth of Virginia, who acknowledged that s/he executed the same
on behalf of the Grantor for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My commission expires: _____

[Notarial Seal]

EXHIBIT A