

Prepared by/Return to:
David E. Lanier, Jr., Esq. (VSB No. 84086)
City of Alexandria, Va. – (Office of the City Attorney)
301 King Street, Suite 1300
Alexandria, VA 22314

City of Alexandria Tax Map No.: 073.04-03-04

DEED OF QUITCLAIM

THIS Deed of Quitclaim (“**Deed**”) made this 21 day of March, 2023, by **JAMES EDWARD CHAUNCEY**, (“Chauncey”) (Grantor), having an address for recordation purposes of 9025 Greylock Street, Alexandria, Virginia 22308, and the **CITY OF ALEXANDRIA, VIRGINIA**, a municipal corporation of the Commonwealth of Virginia (the “City”) (Grantee), having an address for recordation purposes of 301 King Street, Alexandria, Virginia 22314.

****WITNESSETH****

WHEREAS, Grantor is a current owner of real property located at 1421 Wilkes Street in the City of Alexandria, Virginia, City of Alexandria Tax Map Parcel 073.04 Block 03 Lot 04. The real property is described on Exhibit A attached to this Deed and incorporated by this reference; and

WHEREAS, By Deed dated August 4, 1919 and recorded August 6, 1919 in Deed Book 68, Page 503 among the Land Records of the City of Alexandria, Virginia (the “Land Records”), the said William C. Chauncey (and spouse Florence C. Chauncey) conveyed his undivided one-half interest in the property to Thomas Chauncey. The said Thomas Chauncey having died February 1, 1945, and by his Last Will and Testament filed February 15, 1945 in Will Book 15, Page 195, the cemetery known as Douglas Cemetery was devised to his four children: Virginia C.

Bowie, Mary C. Reed, Depew T. Chauncey, and Morgan Smith Chauncey. By Deed dated February 17, 1945 and recorded March 29, 1945 in Deed Book 215, Page 380, Iva F. Chauncey (the widow of Thomas Chauncey) grants, conveys, releases and quitclaims all her interest in the property to the four children: Virginia C. Bowie, Mary C. Reed, Depew T. Chauncey, and Morgan Smith Chauncey; and

WHEREAS, The said Virginia C. Bowie having died April 26, 1960 and by her Last Will and Testament filed May 3, 1960 in Will Book 48, Page 123, her interest in the property was devised to her husband, William J. Bowie. The said William J. Bowie having died August 30, 1960 and by his Last Will and Testament filed September 14, 1960 in Will Book 49, Page 187 (with List of Heirs filed in Will Book 51, Page 367), his interest in the property was devised to his deceased wife's nephew, Chauncey Roland Reed; and

WHEREAS, Grantor is the last surviving grandchild of Morgan Lewis Chauncey and entitled to the undivided one-quarter interest devised to Morgan Lewis Chauncey in the 1945 Will and Testament of Thomas Chauncey; and

WHEREAS, Grantor desires to release any right, title and interest it may have as to any portion of the real property described in Exhibit A, all on the terms and conditions set forth herein, and quitclaim any such right, title and interest unto the Grantee, together with its successors and assigns.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does, for itself and any of its successors in title and interest, hereby irrevocably release and abandon any and all of its right, title and interest in and to the that real property described in Exhibit A and quitclaim the same unto the City, its successors and assigns.

THIS DEED FURTHER WITNESSETH that, for and in consideration of the sum of Ten Dollars (\$10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor does, for itself and any of its successors in title and interest, hereby irrevocably grant, quitclaim, release and convey any and all of its right, title and interest in and to the real property described in the Land Records and shown on the City of Alexandria Tax Map Parcel 073.04 Block 03 Lot 04.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

WITNESS the following signatures and seals:


James Edward Chauncey

By: James E. Chauncey (SEAL)
Name: James E. Chauncey
Title: _____

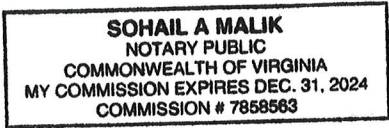
COMMONWEALTH OF VIRGINIA:

CITY/COUNTY OF Fairfax : to-wit

The foregoing instrument was acknowledged before me this 21 day of March, 2023, by James Edward Chauncey.

Notary Public 

My Commission Expires: Dec 31, 2024
Registration #: 7858563



**THE CITY OF ALEXANDRIA, VIRGINIA, a
municipal corporation of the Commonwealth of
Virginia**

By: _____ (SEAL)
Name: _____
Title: _____

COMMONWEALTH OF VIRGINIA:

CITY/COUNTY OF _____: to-wit

The foregoing instrument was acknowledged before me this ____ day of _____,
2023, by _____, as _____ of the City of Alexandria,
Virginia, a municipal corporation of the Commonwealth of Virginia.

Notary Public

My Commission Expires: _____

Registration #: _____

EXHIBT A

Deed Book 67, Page 471

Beginning at a point where the center line of West Street extended intersects the north side of Wilkes Street or Cemetery Lane, and running thence with said street or lane North seventy-six degrees thirty-eight minutes West three hundred and thirty-five and five tenths feet to the Episcopal Cemetery Lot; thence with that line North twelve degrees fifty-two minutes East one hundred and ninety-four and seven tenths feet to the north boundary fence of the land sold by Baggett to the Virginia Midland Railway Company; thence with the line of the land sold to the said Railway Company South seventy-seven degrees seven minutes East three hundred and thirty-six and four tenths feet to the center line of West Street extended; and thence with said line South thirteen degrees eight minutes West one hundred and ninety-seven and four tenths feet to the beginning.