

**ACCEPTANCE OF A DEED OF QUITCLAIM AND
PARTIAL RELEASE OF LAND AND EASEMENTS
ADJACENT TO THE PINE RIDGE PUMP STATION**

In 1977 the County accepted a parcel of land to construct a sewer pump station to serve the residents of Bennie's Mobile Home Park (now known as Pine Ridge Mobile Home Park). In order for the County to continue to maintain the sewer line extending from Route 156 which serves the mobile home park, the County must acquire ownership of the easement. The adjacent landowner deeded easements to the County last fall. The attached deed "quit claims" any interest that the mobile home park might still have in the property to the County and releases any encumbrances that may exist on the easement. (See attached map showing easement area in green.) Upon acceptance of the Deed, the County will accept the existing sewer line as part of the County system and the County will be financially responsible for maintaining the sewer line. In accordance with § 15.2-1803, Code of Virginia, 1950, as amended, the Board must authorize the County Administrator to accept the dedication to the County of these interests in the sewer easement.

This Deed Prepared by:
Steven L. Micas, County Attorney
P. O. Box 68
Prince George, VA 23875
Tax Map Parcel: 240(12)00-003-0

Consideration: \$10.00
Exempt from Taxation and Recordation Fees
Imposed by Sections 58.1-801 and
58.1-802 by Sections 58.1-811 A-3, 58.1-811 C/4 and 25.1-418

THIS DEED OF QUIT CLAIM and PARTIAL RELEASE, made this ____ day of August, 2017, between SUN PINE RIDGE, LLC, a Michigan limited liability company, party of the first part and Grantor herein; FANNIE MAE, Noteholder, party of the second part; SAMUEL T. WHITE, P.C., Trustee, party of the third part, and COUNTY OF PRINCE GEORGE, VIRGINIA, a political subdivision of the Commonwealth of Virginia, party of the fourth part and Grantee herein.

WITNESSETH:

WHEREAS, by deed of trust dated June 3, 2016, and recorded in the Clerk's Office of the Circuit Court of Prince George County, Virginia, as Instrument Number 1600-1894, (the "Regions Deed of Trust"), Sun Pine Ridge LLC, a Michigan limited liability company conveyed to the party of the third part, a certain parcel of land situate in the County of Prince George, Virginia; In trust, to secure two notes both dated June 3, 2016, in the amount of THREE HUNDRED MILLION DOLLARS (\$300,000,000.00) and THIRTY-EIGHT MILLION, THIRTY THOUSAND DOLLARS (\$38,030,000) of even date of such deed of trust (the "Notes"), which Notes are payable to Regions Bank and signed by Karen J. Dearing, Executive Vice President of Sun Communities, Inc., a Maryland corporation, general partner of Sun Communities Operating Limited Partnership, a Michigan limited liability partnership, sole member of Sun FM2016, LLC, a Delaware limited liability company, sole member of Pine Ridge LLC, a Michigan limited liability company; and

WHEREAS, Regions Bank has previously assigned the Notes to Fannie Mae and has previously assigned the Regions Deed of Trust to Fannie Mae by Assignment of Multifamily Deed of Trust, Assignment of Leases and Rents, Security Agreement and Fixture Filing, dated June 3, 2016 and recorded July 7, 2016 in Instrument No. 160001967, Clerk's Office, Circuit Court County of Prince George, Virginia;

WHEREAS, Fannie Mae, the noteholder, and beneficiary of the Regions Deed of Trust has agreed to release certain pieces of the aforementioned land from such obligation; and

WHEREAS, said parcel is to be conveyed to the County of Prince George for the purpose of maintaining, and operating a sanitary sewer system or other utility purpose; and

NOW THEREFORE WITNESSETH:

That for and in consideration of the premises and covenants between the parties and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to Section 58.1-811(D) of the Code of Virginia of 1950, as amended, the Grantor does hereby remise, release, vacate and quitclaim unto the Grantee, its successors and assigns, that certain easement of right of way located in Prince George County, Virginia and recorded in the land records of Prince George County, Virginia, and more particularly described as follows:

All that certain tract or parcel of land, situate, lying and being in Blackwater District, Prince George County, Virginia, and designated as "20' UNDESIGNATED UTILITY EASEMENT" and being more particularly shown on a plat dated April 25, 2017, revised April 27, 2017, by Timmons Group entitled "PLAT SHOWING A BOUNDARY LINE ADJUSTMENT BETWEEN 0.014 ACRES & 3.38 ± ACRES OF LAND FORMING 0.052 ACRES & 3.34 ± ACES OF LAND LOCATED ON THE EAST SIDE OF STATE ROUTE 156, PRINCE GEORGE DRIVE, BLACKWATER DISTRICT, PRINCE GEORGE COUNTY, VIRGINIA"; said plat being attached to Instrument Number _____. Reference is hereby made to said plat for a more particular description of the property hereby conveyed.

Being a portion of the same property conveyed to the Grantor by Deed dated June 3, 2016, from Sun Pool 1, LLC, a Michigan limited liability company, duly recorded in the Circuit Court Clerk's Office of the Circuit Court of the County of Prince George, Virginia as Instrument number 1600-1893.

This conveyance is made subject to the restrictions, conditions, rights of way and easements, if any, contained in the instruments forming the chain of title to this property.

The Grantor covenants that it has the right to convey the aforesaid property unto the Grantee; that the Grantee shall have quiet possession thereof; that the Grantor has done no act to encumber such property that would affect its use for a public purpose and that it will execute such further assurances in the future as may be requisite to allow public use for utility purposes

or related uses within the property hereby conveyed.

Parties of the second and third parts join in the Deed for the purpose of releasing all the interest in the real estate conveyed to Grantee by this instrument from Sun Pine Ridge, LLC, a Michigan limited liability company, party of the first part and Grantor herein.

The Grantor, by the execution of this instrument, acknowledges that the plans for the aforesaid project as they affect its property have been fully explained to it.

In accordance with § 15.2-1803, Code of Virginia, 1950, as amended, the conveyance of this property is accepted by the County of Prince George, Virginia, a political subdivision of the Commonwealth of Virginia, as evidenced by the signature of the County Administrator, attached hereto pursuant to authority vested in him by Resolution of the Board of Supervisors adopted on _____; and is approved as to form as evidenced by the signature of the County Attorney for the County of Prince George.

WITNESS the following signatures and seals:

SUN PINE RIDGE, LLC,
a Michigan limited liability company, Party of the First
Part and Grantor Herein

By: Sun FM2016, LLC, a Delaware limited liability
company, its sole member

By: Sun Communities Operating Limited
Partnership, a Michigan limited liability
partnership, its sole member

By: Sun Communities, Inc., a Maryland
corporation, its general partner

By:  (SEAL)

Name: John McLaren

Title: President & Chief Operating Officer

STATE OF MICHIGAN

CITY/COUNTY OF OAKLAND, to-wit:

The foregoing instrument was acknowledged before me in my City/County and State aforesaid by John McLaren, President & COO of Sun Communities, Inc. a Maryland corporation, general partner of Sun Communities Operating Limited Partnership, a Michigan limited partnership, sole Member of Sun FM2016, LLC, a Delaware limited liability company, sole Member and on behalf of Sun Pine Ridge, a Michigan limited liability company, this 23rd day of August, 2017.

My commission expires: May 4, 2019

Carol A. Thomas
Notary Public Carol A. Thomas

Registration Number: _____

My commission expires: May 4, 2019

Notary Seal

CAROL A. THOMAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES May 4, 2019
ACTING IN COUNTY OF Oakland

FANNIE MAE,
Noteholder

By Michael W. Dick

Name: Michael W. Dick

Title: Asst. Vice President

STATE OF District

CITY/COUNTY OF of Columbia, to-wit:

The foregoing instrument was acknowledged before me in my County and State aforesaid by Michael W. Dick, Asst. Vice President Successors in Interest to of Regions Bank, Noteholder, this 14th day of December, 2017.

My commission expires:

Monique M. Anderson
Notary Public

Registration Number: _____

My commission expires: August 31, 2021

Notary Seal



MONIQUE M. ANDERSON
NOTARY PUBLIC DISTRICT OF COLUMBIA
My Commission Expires August 31, 2021

SAMUEL I. WHITE, P.C., Trustee

By 

COMMONWEALTH OF VIRGINIA

E. Edward Farnsworth, Jr., Esq.
Vice President


CITY/COUNTY OF Virginia Beach, to-wit:

Samuel I. White, P.C.

The foregoing instrument was acknowledged before me in my County and State aforesaid by E. Edward Farnsworth, Jr. of SAMUEL I. WHITE, P.C., Trustee for REGIONS BANK, this

29 day of December 2017.

My commission expires:


Notary Public
Registration Number: 7183514
My commission expires: 6-30-2018

Notary Seal

COUNTY OF PRINCE GEORGE, VIRGINIA
a political subdivision of the Commonwealth of Virginia

By _____
County Administrator

APPROVED AS TO FORM:

Steven L. Micas
County Attorney for
Prince George County, Virginia

COMMONWEALTH OF VIRGINIA

COUNTY OF PRINCE GEORGE, to-wit:

The foregoing instrument was acknowledged before me in my County and State aforesaid, with proper identification, by Percy C. Ashcraft, County Administrator of Prince George County, Virginia and Steven L. Micas, County Attorney for Prince George County, Virginia, a political subdivision of the Commonwealth of Virginia, this ____ day of _____, 2017.

Notary Public

Registration Number: _____

My commission expires: _____

Notary Seal

County of Prince George

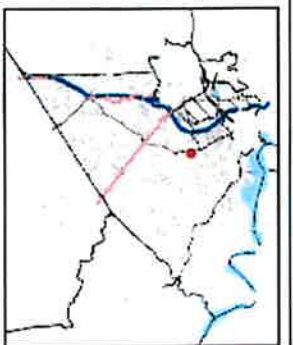


The information contained in this data should not be used as a legal description. Map information is believed to be accurate, but accuracy is not guaranteed.



Map Scale 1 : 1,464

1/29/2018



Legend

- Schools
- Firestations
- Political Boundaries
- Sewer Line - Gravity
- Sewer Line - Private
- Sewer Line - Lateral
- Taxparcels
- Access Easements
- Utilities Easements
- GAS PIPELINE
- HIGH-POWER
- SEWER
- UTILITIES
- WATER

Notes