

CONRAD LUTTRELL LLP  
158 CRIMSON CIRCLE  
MARTINSBURG WV 25403-6609

Jefferson County  
Jacqueline C Shadle, Clerk  
Instrument 202500007944  
06/27/2025 @ 11:04:09 AM  
DEED  
Book 1349 @ Page 742  
Pages Recorded 6  
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THIS INSTRUMENT PREPARED BY:

O'Rourke, Hogan, Fowler & Dwyer, LLC  
10 S. LaSalle St., Suite 3700  
Chicago, Illinois 60603

**RECORDER'S STAMP**

**SPECIAL WARRANTY DEED**

AMERICAN PUBLIC UNIVERSITY SYSTEM, INC., a West Virginia corporation, whose address is c/o American Public Education, Inc., 303 West 3<sup>rd</sup> Avenue, Ranson, West Virginia 25438 ("Grantor"), for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration in hand paid by Jefferson County Building Commission, a public corporation authorized and existing under the laws of the State of West Virginia, whose address is 124 East Washington Street, Charles Town, WV 25414 ("Grantee"), receipt of which is hereby acknowledged, hereby GRANTS, BARGAINS, SELLS, REMISES, RELEASES, ALIENS and CONVEYS to Grantee the real property situated in the City of Charles Town, County of Jefferson, State of West Virginia and described in Exhibit A attached hereto and made a part hereof, together with all of Grantor's right, title and interest, if any, in and to all rights-of-way, easement rights, access rights, privileges, hereditaments and appurtenances appertaining to such real property (the "Property").

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Property hereby granted are, or may be, in any manner encumbered or charged, except as set forth on Exhibit B attached hereto and made a part hereof; and that the Grantor will warrant and forever defend the Property against all persons lawfully claiming by, through or under the Grantor, but not otherwise.

PROPERTY ADDRESS: The Property is part of property commonly known as 393 North Lawrence Avenue, Charles Town, West Virginia.


TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns, forever.

DECLARATION OF CONSIDERATION OR VALUE: The Grantors hereby declare that the total consideration paid for the property transferred by this Deed is SIXTEEN MILLION SIX HUNDRED THOUSAND AND NO/100 DOLLARS (\$16,600,000.00).

DECLARATION OF EXEMPTION FROM WITHHOLDING UPON DISPOSITION OF WEST VIRGINIA REAL ESTATE: The Grantor hereby claims exemption from the tax withholding requirements of West Virginia Code § 11-21-71b because it is a resident entity of the State of West Virginia.

IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be duly executed as of the day and year written below.

AMERICAN PUBLIC UNIVERSITY  
SYSTEM, INC., a West Virginia  
corporation

By:   
Name: Nuno Fernandes  
Its: President

STATE OF Florida )  
COUNTY OF Broward ) SS:

The foregoing instrument was acknowledged before me this 24 day of June, 2025, by Nuno Fernandes, the President of AMERICAN PUBLIC UNIVERSITY SYSTEM, INC., a West Virginia corporation, on behalf of the company.



[SEAL]

  
Notary Public

Serial Number, if any: HH 501315

My commission expires on: 3/27/2028.

NAME & ADDRESS OF TAXPAYER:

Jefferson County Building Commission  
124 East Washington Street  
Charles Town, WV 25414

WHEN RECORDED MAIL TO:

Jefferson County Building Commission  
124 East Washington Street  
Charles Town, WV 25414

## Exhibit A - Legal Description

### Tract I:

Beginning at (246) a P-K Nail (in block wall) found, corner to 111 West Congress, LLC (D.B. 1066 P. 247) and in the northern right-of-way limits of The Winchester and Potomac Railroad Company; thence with said Railroad Company, North 77°10'48" West 221.87 feet to (245) a Mag Nail (in block wall) found, in the eastern right-of-way limits of Buchanan Street a 60' R/W; thence with said Buchanan Street, North 5°16'10" East passing (244) a 5/8-inch Rebar (Dewberry) found, at 190.48 feet, in all 319.58 feet to (431) a Drill Hole, set, in the southern right-of-way limits of 2nd Avenue, R/W width Varies; thence with said 2nd Avenue, North 73°37'49" East 282.65 feet to (255) a Point, corner to Northern Virginia Power Co. (D.B. 184 P. 117); thence with said Northern Virginia Power Co. for the next two lines, South 16°17'26" East passing (89) a 1-1/4" Iron Pipe with bronze disk, found at 1.77 feet, in all 152.25 feet to (254) a 5/8" Rebar (Dewberry) found, thence, North 73°37'49" East 25.35 feet to (253) a 5/8" Rebar (no cap) found, corner to McKinney (D.B. 958 P. 27); thence with said McKinney, South 26°52'52" West 164.30 feet to (250) a Railroad Spike, found, in the western right-of-way limits of Old Bridge Road; thence with said Old Bridge Road for the next two lines, South 27°34'45" West 51.64 feet to (249) a 5/8" Rebar (Dewberry) cap, found; thence, South 36°08'59" West 41.00 feet to (248) a 5/8" Rebar (Dewberry) cap, found, corner to said 111 West Congress, LLC; thence with said 111 West Congress, LLC for the next two lines, South 29°08'59" West 52.00 feet to (247) a 5/8" Rebar (Dewberry) cap, found; thence, South 5°23'59" West 37.46 feet to the place of beginning, containing 2.5224 acres, more or less, as shown upon that certain Plat of Survey prepared by Appalachian Surveys, PLLC, dated 29 September 2010, and recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 25, at Page 259 and 259A.

TOGETHER WITH all of Grantor's interest in those permanent easements on, over, and under the portion of real property designated Easement "A", Easement "B" and Easement "C", on that certain Plat of Survey showing Lot A and Easements "A"-"E" dated 26 August 2008, made by Karen K. Brill, PS, of Dewberry & Davis, LLC, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Cabinet 25, at Slide 167, for the purpose of maintaining, repairing, and replacing existing structures and improvements thereon, and for the purpose of maintaining existing elevations, grades, and access to adjacent structures.

### Tract II:

Beginning at (239) a P-K Nail, found, corner to Railroad Avenue, a 50' R/W, and in the western right-of-way limits of Buchanan Street a 60' R/W; thence with said Railroad Avenue for the next two lines, North 77°10'48" West 206.39 feet to (238) a Mag Nail, found; thence, South 73°37'48" West 102.52 feet to (237) a Mag Nail, (in a railroad tie) found, in the northern right-of-way limits of The Winchester and Potomac Railroad Company; thence with said Railroad Company, North 77°10'48" West 76.47 feet to (261) a Railroad Spike (in wood deck) found, corner to City of Ranson Building Commission (D.B. 1064 P. 518); thence with said City of Ranson Building Commission for the next two lines, North 12°14'07" East 97.37 feet to (1078) a Chainlink Fence Post; thence, North 74°11'58" East 279.69 feet to (252) a Point, in the southern right-of-way limits of 2nd Avenue; R/W width Varies; thence with said 2nd Avenue, North 73°37'49" East 110.71 feet to (251) a Mag Nail, set, in the western right-of-way limits of said Buchanan Street; thence with said Buchanan Street, South 5°16'10" West passing (243) a 5/8 inch Rebar (Dewberry) found, at 129.10 feet, in all 237.39 feet to the place of beginning, containing 1.3302 acres, more or less, as shown upon that certain Plat of Survey prepared by Appalachian Surveys, PLLC, dated 29 September 2010, and recorded in the office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Book 25, at page 259 and 259A.

TOGETHER WITH all of Grantor's interest in those permanent easements on, over, and under the portion of real property designated Easement "F" and Easement "H", on that certain Plat of Survey dated 29

September 2010, made by Karen K. Brill, PS, of Appalachian Surveys, PLLC, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Cabinet 25, at Slide 259, for the purpose of use as a parking lot and maintaining, repairing, and replacing existing improvements thereon.

ALSO TOGETHER WITH all of Grantor's interest in a permanent easement on, over, and under the portion of real property designated Easement "G", on that certain Plat of Survey dated 29 September 2010, made by Karen K. Brill, PS, of Appalachian Surveys, PLLC, and recorded in the Office of the Clerk of the County Commission of Jefferson County, West Virginia, in Plat Cabinet 25, at Slide 259, for the purpose of use as a stormwater management area.

ALSO TOGETHER WITH all of Grantor's interest in a permanent non-exclusive easement on and over the portions of real property designated Lots 27, 28, 29 and 30 of Block 76 on that certain Subdivision of the Charles Town Mining, Manufacturing and Improvement Company recorded in the aforesaid Clerk's Office in Deed Book X, at Page 1, and as more particularly described in Deed Book 1089, Page 399.

Property Address: 393 North Lawrence Street, Charles Town, WV 25414

Tax Parcels: Ranson Corp District Map 8, Parcel 129, Account No. 00024587; Ranson Corp District Map 6, Parcel 48, Account No. 00024526; and Charles Town Corp District Map 2, Parcel 1, Account No. 00007622

## Exhibit B

### Permitted Encumbrances

1. Unpatented mining claims and reservations or exceptions in patents or in Acts authorizing the issuance thereof;
2. Water rights, claims or title to water, whether or not shown by the Public Records.
3. All taxes or assessment for the year 2025 and all subsequent years.
4. The exception, reservation, or out-conveyance of coal, oil, gas, coalbed methane gas, limestone, sandstone, and other minerals and mineral substance and stratas, liquid, gaseous, and solid, together with the rights and privileges, express, implied, necessary, or convenient to mine, remove, extract, explore for, drill for, and operate the same, and the rights of way and easements associated therewith or appurtenant thereto.
5. 20' foot Water line easement to City of Charles Town easement set forth in the instrument recorded in Book 877, Page 263 in the office of the Clerk of the County Commission of Jefferson County, WV.
6. Electric easement to Potomac Edison easement set forth in the instrument recorded in Book 369, Page 529 in the office of the Clerk of the County Commission of Jefferson County, WV.
7. Electric easement to Potomac Edison easement set forth in the instrument recorded in Book 430, Page 591 in the office of the Clerk of the County Commission of Jefferson County, WV.
8. 40' foot electric easement to Potomac Edison set forth in the instrument recorded in Book 451, Page 181 in the office of the Clerk of the County Commission of Jefferson County, WV.
9. 10' foot electric easement to Potomac Edison set forth in the instrument recorded in Book 1103, Page 304 in the office of the Clerk of the County Commission of Jefferson County, WV.
10. Subject to the Plat Matters recorded in Book X, Page 1 in the office of the Clerk of the County Commission of Jefferson County, WV.
11. Subject to the Plat Matters recorded in Book 10, Page 66 in the office of the Clerk of the County Commission of Jefferson County, WV.
12. Subject to the Plat Matters recorded in Book 159, Page 102, et seq in the office of the Clerk of the County Commission of Jefferson County, WV.
13. Electric service easement set forth in the instrument recorded in Book 451, Page 179 in the office of the Clerk of the County Commission of Jefferson County, WV.
14. Electric service easement to Potomac Edison set forth in the instrument recorded in Book 204, Page 7 in the office of the Clerk of the County Commission of Jefferson County, WV.
15. 20' foot Water line to City of Charles Town easement set forth in the instrument recorded in Book 1086, Page 445 in the official records of Office of the Clerk of the County Commission of Jefferson County, WV.
16. Subject to the Plat Matters recorded in Book 25, Page 167 in the official records of Jefferson County, WV.
17. Subject to the Covenant, Condition, or Restriction, recorded in Book 705, Page 657 in the official records of the Jefferson County Recording Office.
18. Subject to the Plat Matters recorded in Book 1064, Page 518, et seq. in the official records of Jefferson County, WV.

19. Subject to the Plat Matters recorded in Book 25, Page 259A in the official records of Jefferson County, WV.
20. Subject to the Plat Matters recorded in Book 1097, Page 616 in the official records of Jefferson County, WV.
21. Subject to the Plat Matters recorded in Book 1099, Page 467 in the official records of Jefferson County, WV.
22. Subject to the Covenant, Condition, or Restriction, recorded in Book 1098, Page 595 in the official records of the Jefferson County Recording Office.
23. Subject to the Covenant, Condition, or Restriction, recorded in Book 1072, Page 153 in the official records of the Jefferson County Recording Office.
24. Subject to the Covenant, Condition, or Restriction, recorded in Book 1099, Page 307 in the official records of the Jefferson County Recording Office.
25. Subject to the Covenant, Condition, or Restriction, recorded in Book 1089, Page 399 in the official records of the Jefferson County Recording Office.