

This document was prepared by:
Albemarle County Attorney
County of Albemarle
401 McIntire Road
Charlottesville, Virginia 22902

Parcel ID Number 090A1-00-00-001D0

This deed is exempt from taxation under *Virginia Code* § 58.1-811(A)(3) and from Court Clerk's fees under *Virginia Code* § 17.1-266.

THIS TEMPORARY CONSTRUCTION DEED OF EASEMENT made this _____ day of _____, 20_____, by and between **SOUTHWOOD CHARLOTTESVILLE, LLC**, a Virginia limited liability company (hereinafter, the "Grantor"), and the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia (hereinafter, the "Grantee").

WITNESSETH:

That for and in consideration of the sum of ONE DOLLAR (\$1.00), receipt of which is hereby acknowledged, the Grantor does hereby **GRANT** and **CONVEY** unto the Grantee a temporary construction easement over the following property:

That certain real property shown and designated as "Temporary Construction Easement Area" (hereinafter, the "Property"), shown on the plat of Roudabush, Gale & Assoc., Inc., dated June 24, 2024, entitled "TMP 90A1-1D | Temporary Construction Easement, Southwood Redevelopment | Phase II | Village III" (hereinafter, the "Plat"), a copy of which is attached hereto and recorded herewith. Reference is made to the Plat for a more particular description of the easement conveyed herein.

The conveyance of this temporary construction easement includes the right of ingress and egress for the above-mentioned purpose. This temporary construction easement will expire upon completion of construction of 59 residential dwelling units. Any improvements constructed within the public right-of-way will be the property of the Grantee.

The Grantor covenants that it will perform all construction work in a proper and careful manner. At the conclusion of the construction, the Grantor will restore any disturbed surfaces to their prior condition. This deed conveys to the Grantee the right, but no responsibility or obligation whatsoever, to perform any construction work on the Property.

The Grantee, acting by and through its County Executive, duly authorized by resolution adopted by the Board of Supervisors of the County of Albemarle, Virginia, accepts this conveyance

pursuant to *Virginia Code* § 15.2-1803, as evidenced by the County Executive's signature hereto and the recordation of this Deed.

WITNESS the following signatures.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

GRANTOR:

SOUTHWOOD CHARLOTTESVILLE, LLC
a Virginia limited liability company

By: _____
Daniel H. Rosensweig, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing instrument was acknowledged before me this ____ day of _____,
20____ by Daniel H. Rosensweig, Manager, on behalf of Southwood Charlottesville, LLC ,
Grantor.

Notary Public

My Commission Expires: _____

Registration number: _____

SIGNATURES CONTINUE ON THE FOLLOWING PAGE

GRANTEE:

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Jeffrey B. Richardson
County Executive

**COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE:**

The foregoing instrument was acknowledged before me this ____ day of _____, 20____ by Jeffrey B. Richardson, on behalf of the County of Albemarle, Virginia, Grantee.

Notary Public

My Commission Expires: _____
Notary Registration No. _____

Approved as to form:

County Attorney