

Prepared by and return to:
Richard G. Rasmussen, III, VSB# 40694
McCallum & Kudravetz, P.C.
250 E. High Street
Charlottesville, VA 22902

TMP: 05500-00-00-078A0

This deed is exempt from taxation under Virginia Code § 58.1-811(A)(3).

DEED OF DEDICATION

THIS DEED OF DEDICATION is made this ____ day of _____, 2018, by and between OLD TRAIL CREEKSIDE V, LLC, a Virginia limited liability company (“Grantor”), and the COUNTY OF ALBEMARLE, VIRGINIA, a political subdivision of the Commonwealth of Virginia (“Grantee”).

W I T N E S S E T H :

WHEREAS, the Grantor acquired certain real property by deed from Jackie Beale Shifflett, David Wayne Shifflett, Joyce S. Morris, and Linda Sue Youhess, as recorded in the Clerk’s Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 4797, pages 54-61 (the “Property”);

WHEREAS, the Grantor offers to grant, convey, and dedicate a portion of the Property to the County in fee simple for public use, namely open space; and

WHEREAS, the Grantee is willing to accept the Grantor’s offer of dedication.

NOW, THEREFORE, in consideration of the mutual premises, the Grantor hereby grants, conveys, and dedicates for public use to the Grantee, its successors and assigns, with GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE, the following real property, to-wit:

Those certain lands shown and designated as “OPEN SPACE HEREBY DEDICATED TO ALBEMARLE COUNTY (0.941 ACRES)”, as shown on the plat of Commonwealth Land Surveying, LLC, dated September 11, 2017, revised _____, 2018, entitled “Creekside V, Phase I, White Hall District,

Albemarle County, Virginia”, a copy of which is attached hereto to be recorded with this deed. Reference is made to said plat for a more particular description of the property conveyed herein (the “Dedicated Property”).

Reference is made to the aforesaid plat for the exact location and dimensions of the Dedicated Property as they cross the Property.

This conveyance is made expressly subject to all restrictions, conditions, rights-of-way and easements, if any, contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the Property conveyed hereby, insofar as the same affect the Property, which have not expired by a time limitation contained therein or have not otherwise become ineffective.

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

[Signatures on the following pages]

GRANTOR:

Old Trail Creekside V, LLC,
a Virginia limited liability company

By: _____
Justin T. Beights, Manager

Commonwealth of Virginia
City/County of _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2018,
by Justin T. Beights, Manager of Old Trail Creekside V, LLC, a Virginia limited liability company.

My commission expires: _____
Notary Public

GRANTEE:

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Douglas C. Walker, Interim County Executive

Commonwealth of Virginia
County/City of _____, to-wit:

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Douglas C. Walker, Interim County Executive, on behalf of the County of Albemarle, Virginia.

My commission expires: _____
Notary Public