

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

Parcel ID Number 530159000

This deed is exempt from taxation under *Virginia Code* § 58.1-811(A)(3) and/or § 58.1-811(C)(4) and from Clerk's fees under *Virginia Code* § 17.1-266.

THIS DEED, dated this _____ day of _____, 2020, is by and between the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, the "Grantor," and **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia, the "Grantee," whose address is: c/o Charlottesville City Attorney, P.O. Box 911, Charlottesville, Virginia 22902.

WITNESSETH:

That for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby GRANT, BARGAIN, SELL and CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the Grantee the Grantor's one-half undivided interest as a tenant in common in certain real property located in the City of Charlottesville, Virginia (the "Property"). such Property being more particularly described as follows:

All that certain lot or parcel of land, with the improvements thereon and appurtenances thereto pertaining, situated in the City of Charlottesville, Virginia, fronting on Market Street and Seventh Street, N.E., and running back to Eighth Street, N.E., as shown on plat of the Engineering Department of City of Charlottesville, dated February 16, 1959, recorded in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, in Deed Book 211, page 173, more commonly known as 701 East Market Street, Charlottesville, Virginia.

Being the same property conveyed to the Grantor and Grantee herein by deed of Hedgerow Corporation, a Virginia corporation, dated April 21, 2005 and recorded in the Clerk's Office aforesaid in Deed Book 1026, page 305.

This conveyance is made expressly subject to all easements, conditions, restrictions, reservations and other matters contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which have not expired by a limitation of time contained therein or have not otherwise become ineffective.

The County of Albemarle, Virginia acting by and through its County Executive, duly authorized by the Board of Supervisors of the County of Albemarle, conveys this Property pursuant to *Virginia Code* §15.2-1800, as evidenced by the County Executive's signature hereto and the recordation of this deed.

The City of Charlottesville, Virginia, acting by and through its City Attorney, the City official designated by the City Manager pursuant to authority granted by resolution of the City Council of the City of Charlottesville, accepts the conveyance of this Property, pursuant to *Virginia Code* §15.2-1803, as evidenced by the signature hereto of the City Attorney and the recordation of this deed.

WITNESS the following signatures and seals:

[Signatures begin on the following page.]

DRAFT

COUNTY OF ALBEMARLE, VIRGINIA

By: _____
Jeffrey B. Richardson, County Executive

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing *Deed* was signed, sworn to and acknowledged before me this _____ day of _____, ____ by Jeffrey B. Richardson, County Executive, on behalf of the County of Albemarle, Virginia, Grantor.

Notary Public

My Commission Expires: _____

Registration Number: _____

Approved as to form:

By: _____
County Attorney

[Signatures continue on the following page.]

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____
John C. Blair, II, City Attorney

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing *Deed* was signed, sworn to and acknowledged before me this _____ day of _____, ____ by John C. Blair, II, City Attorney, on behalf of the City of Charlottesville, Virginia, Grantee.

Notary Public

My Commission Expires: _____

Registration Number: _____

Approved as to form:

By: _____
City Attorney