

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

Parcel ID Number 09100-00-00-01100

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

THIS DEED, dated as of the ____ day of _____, 20____, is by and between the **COUNTY OF ALBEMARLE, VIRGINIA**, Grantor, and the **SCHOOL BOARD OF ALBEMARLE COUNTY**, the Grantee, whose address is: 401 McIntire Road, Charlottesville, Virginia 22902.

WITNESSETH

By resolution of the Board of Supervisors of Albemarle County, Virginia, adopted on December 18, 2019, a certified copy of which is attached hereto, the Grantor does hereby CONVEY to the Grantee the following real property:

All that certain parcel of real estate situated on State Route 620 in the County of Albemarle, Virginia, containing 16.186 acres, more or less, being Parcel 11 on the Albemarle County Tax Map 91, and shown as "TMP 91-11" on a plat of Thomas B. Lincoln Land Surveyor, Inc. dated December 19, 2000, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1979, page 46 (the "Plat"); being a portion of the property conveyed to the Grantor herein by deed of Kimco, L.C., dated November 10, 2000, and recorded in said Clerk's Office in Deed Book 1979, page 44.

This conveyance is subject to an easement for ingress and egress over the existing old road, identified on the Plat as the "old road bed." Neither party hereto shall be responsible for maintenance of the old road except that each party shall be responsible for the repair of any damage caused by its own use.

This conveyance is further made expressly subject to easements, restrictions, conditions, and reservations 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 limitation of time contained therein or have not otherwise become effective.

The Grantor grants all of the described property to the Grantee so long as the described property is used for public educational purposes by Grantee, including a mixed-use facility that provides educational and internship opportunities for Grantee's school children. In addition to its operation as a public school, the described property is deemed to be "used for public educational purposes" during periods when Grantee is actively planning, designing, constructing, reconstructing, modifying, or renovating a public school or other educational facility, on the described property, even though students may not be in attendance on the described property during any such period, including any period not to exceed 365 consecutive days during which none of the activities described above are pending. If this condition is breached, the property shall automatically revert to the Grantor or its successors, without the necessity of the Grantor or its successors taking any affirmative action to effectuate this reverter.

WITNESS the following signatures and seals.

SIGNATURES APPEAR ON THE FOLLOWING PAGE

GRANTOR:

COUNTY OF ALBEMARLE, VIRGINIA

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, County Executive, on behalf of the County of Albemarle,
Virginia, Grantor.

Notary Public

My Commission Expires:_____

Notary Registration No.:_____

Approved as to form:

County Attorney