

BK 1979PG0044

16004

Prepared by McClure, Callaghan & Atkins
Tax Map 91, Parcels 8B, 10 and 11

THIS DEED dated this 10th day of November, 2000, by and between KIMCO, L.C., a Virginia limited liability company, the Grantor, and the COUNTY OF ALBEMARLE, VIRGINIA, the Grantee, whose address is: 401 McIntire Road, Charlottesville, VA 22902;

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum 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 Grantee all those parcels of real estate situated on State Route 620 in the County of Albemarle, Virginia, containing 32.85 acres, more or less, being Parcels 8B, 10 and 11 on the Albemarle County Tax Map 91, and shown on plat of Thomas B. Lincoln Land Surveyor, Inc. dated December 19, 2000, attached hereto and made a part hereof (the "Plat"); being portions of property conveyed to the Grantor herein by deed of E. Grant Cosner and Barbara H. Cosner, husband and wife, dated December 16, 1992, recorded in said Clerk's Office in Deed Book 1280, page 603.

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 subject to all other easements, restrictions, reservations and conditions contained in duly recorded deeds, plats and other instruments constituting

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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 ineffective.

Pursuant to Virginia Code Section 15.2-1803, Robert W. Tucker, Jr., County Executive, as evidenced by his signature hereto, accepts this deed on behalf of Albemarle County.

WITNESS the following signature and seal:

Approved as to form:

[Signature]
County Attorney

KIMCO, L.C.

BY: *E. Grant Cosner* (SEAL)
E. Grant Cosner
Operating Manager

[Signature] (SEAL)
Robert W. Tucker, Jr.
County Executive

STATE OF VIRGINIA AT LARGE
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing was acknowledged before me this 21 day of December, 2000, by E. Grant Cosner, Operating Manager of KIMCO, L.C., on behalf of said limited liability company.

My commission expires: August 31, 2003.

Douglas B. Webster
Notary Public

STATE OF VIRGINIA AT LARGE
~~CITY~~/COUNTY OF Albemarle, to-wit:

The foregoing was acknowledged before me this 21st day of December, 2000, by Robert W. Tucker, Jr., County Executive.

My commission expires: June 30, 2001

Diane B. Mullens
Notary Public

PLAT SHOWING A BOUNDARY AND
PHYSICAL SURVEY OF
TAX MAP 91 PARCELS 8B, 10 AND 11
LOCATED ON STATE ROUTE 20
SCOTTSVILLE DISTRICT
ALBEMARLE COUNTY, VIRGINIA
SCALE: 1" = 100' DECEMBER 19, 2000

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THIS SURVEY IS CERTIFIED TO
THE COUNTY OF ALBEMARLE

DECLARATION IS MADE TO THE ORIGINAL
PURCHASER IT IS NOT TRANSFERRABLE
TO SUBSEQUENT PURCHASERS

TMP 91-2E
COUNTY OF ALBEMARLE
D.B. 1623 P. 651 PLAT
D.B. 1590 P. 434
D.B. 1492 P. 683 PLAT
D.B. 545 P. 149 PLAT
D.B. 328 P. 383 PLAT

ACSA EASEMENT
D.B. 1817 P. 40 PLAT

20' ACSA SANITARY
SEWER EASEMENT
D.B. 1817 P. 43

TMP 91-1
ALBEMARLE COUNTY
SERVICE AUTHORITY
D.B. 1089 P. 674 PLAT
D.B. 1089 P. 670

IRON FOUND 0.25'
OFF PROPERTY LINE

IRON FOUND 0.33'
OFF PROPERTY LINE

TMP 91-12
JANET Y. MARTIN AND
ARLIN D. MARTIN
D.B. 1825 P. 1
D.B. 530 P. 479 PLAT
D.B. 428 P. 9 PLAT
D.B. 246 P. 127 PLAT

TMP 91-11
16.186 ACRES

KIMCO, L.C.
D.B. 1280 P. 603
D.B. 258 P. 338 PLAT
D.B. 219 P. 261 PLAT

TMP 91-10
8.332 ACRES

KIMCO, L.C.
D.B. 1280 P. 603
D.B. 279 P. 411
D.B. 219 P. 261 PLAT
D.B. 202 P. 240 PLAT

S31°38'43"W
859.14'
1019.14' TOTAL

TMP 91-12B
BEN AND
MARGARET A. FRAZIER
D.B. 521 P. 518, 523 PLAT
D.B. 440 P. 122
D.B. 337 P. 255 PLAT
D.B. 328 P. 383
D.B. 246 P. 127 PLAT

BORE BIT FOUND 4.04'
OFF PROPERTY LINE

wood
shed

NOTE: SHED ENCROACHES
4.28' ONTO TMP 91-12A

BORE BIT FOUND
N81°57'49"W 6.70'
FROM IRON FOUND

TMP 91-12A
SHELHORSE, JR
D.B. 1049 P. 86
D.B. 521 P. 523 PLAT
D.B. 337 P. 255 PLAT
D.B. 246 P. 127 PLAT

gravel
drive

wood
shed

upt

2 story
frame
residence

EASEMENT OF R/W
D.B. 279 P. 411
D.B. 258 P. 338

propane
tank

gravel
drive

gate

36" LOCUST

S76°23'30"W
60.43'

S31°38'43"W
160.00'

N58°47'14"W
11.72'

TIE:
N70°06'45"W
22.34'

N14°10'18"W
84.00'

S08°35'35"E
89.70'

S19°49'01"E
104.33'

N26°00'18"W
72.60'

N37°30'18"W
61.10'

N51°57'18"W
61.10'

N45°10'18"W

S43°31'19"E
117.13'

S47°57'28"E
127.02'

N57°08'18"W

S60°36'10"E
364.86'

S30°19'33"E
43.21'

N58°47'14"W
300.40' TOTAL

S60°36'10"E
364.86'

S30°19'33"E
43.21'

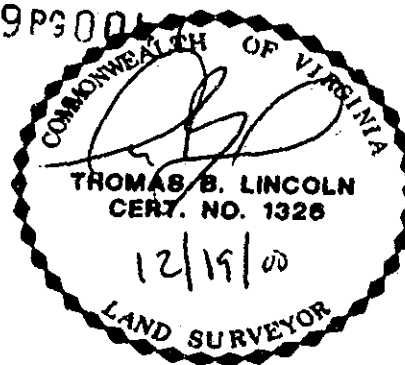
TMP 91-15
JASPER L. AND
MALLIE P. HAYNES
D.B. 859 P. 143
D.B. 619 P. 368 PLAT
D.B. 219 P. 261 PLAT

I HEREBY CERTIFY THAT THIS BOUNDARY
SURVEY, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE AND BELIEF, IS CORRECT AND
COMPLIES WITH THE MINIMUM PROCEDURES
AND STANDARDS ESTABLISHED BY THE VIRGINIA
STATE BOARD OF ARCHITECTS, PROFESSIONAL
ENGINEERS, LAND SURVEYORS AND CERTIFIED
LANDSCAPE ARCHITECTS.

THIS PROPERTY LIES IN AN AREA DESIGNATED AS ZONE C (AREA OF MINIMAL FLOODING) AS SHOWN ON MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. DATED: DECEMBER 16, 1980

THIS IS TO CERTIFY THAT ON DECEMBER 15, 2000, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDING ARE SHOWN HEREON.

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PLAT NORTH

TMP 91-2A
TANDEM SCHOOL
D.B. 1623 P. 649
D.B. 1623 P. 651 PLAT
D.B. 548 P. 109 PLAT
D.B. 545 P. 149
D.B. 513 P. 621 PLAT
D.B. 328 P. 383 PLAT

TMP 91-8
HARTMAN FAMILY CORPORATION
D.B. 713 P. 33
D.B. 419 P. 593 PLAT
D.B. 412 P. 347 PLAT
D.B. 202 P. 240 PLAT

TMP 91-8B 8.339 ACRES

KIMCO, L.C.
D.B. 1280 P. 603
D.B. 419 P. 593 PLAT
D.B. 412 P. 347 PLAT
D.B. 219 P. 261 PLAT
D.B. 202 P. 240 PLAT

N75°57'55"E 26.49'
TO LEANING
VDHMF

ACCORDING TO D.B. 288 P. 347 AND HWPB 1 P. 38, THE R/W OF ROUTE 20 FOLLOWS THE CENTERLINE OF THE OLD ROAD IN THIS LOCATION.

VDOT R/W SHOWN ON PLATS IN D.B. 419 P. 593 AND D.B. 412 P. 347

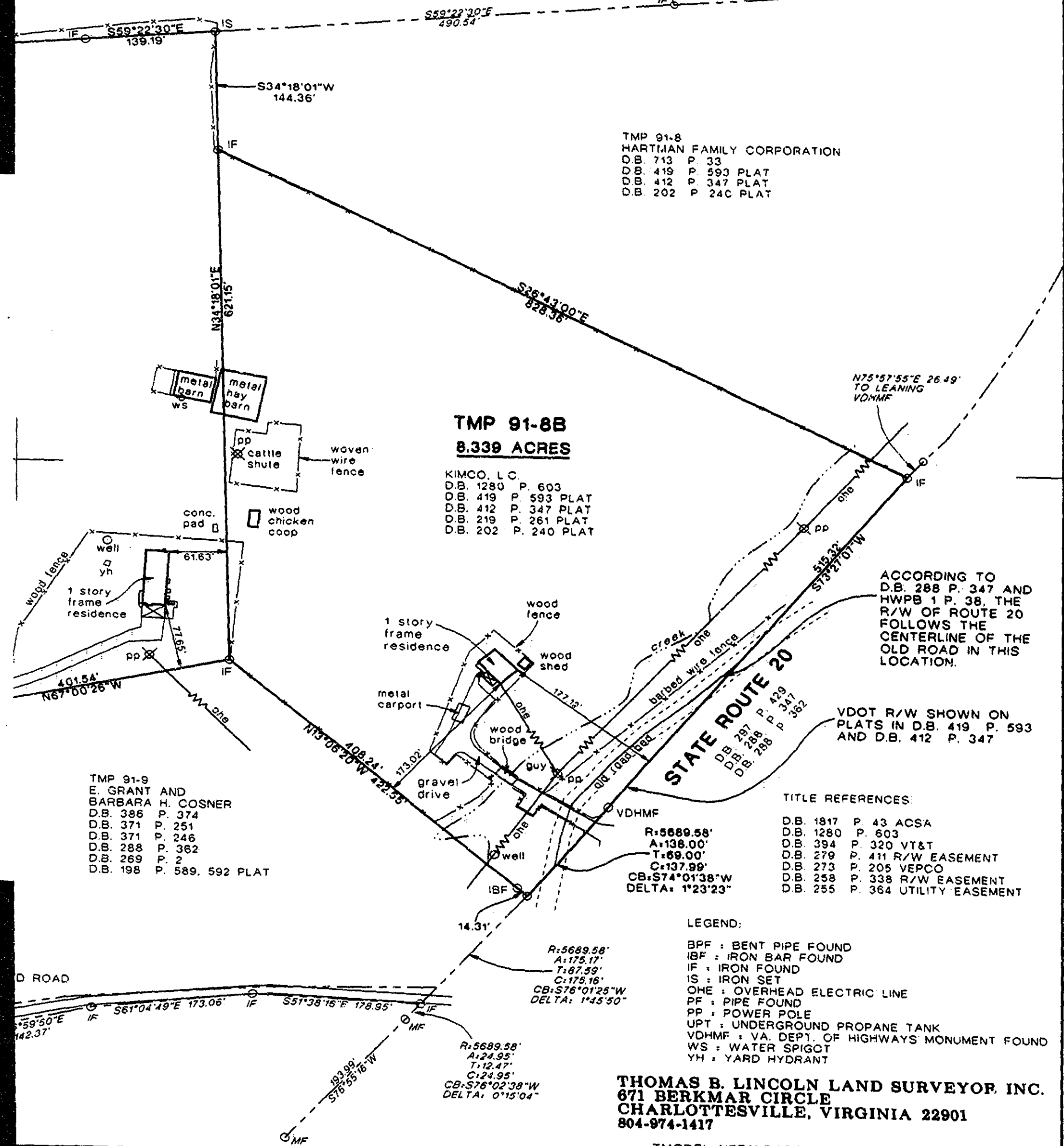
TITLE REFERENCES:

D.B. 1817 P. 43 ACSA
D.B. 1280 P. 603
D.B. 394 P. 320 VT&T
D.B. 279 P. 411 R/W EASEMENT
D.B. 273 P. 205 VEPCO
D.B. 258 P. 338 R/W EASEMENT
D.B. 255 P. 364 UTILITY EASEMENT

LEGEND:

BPF : BENT PIPE FOUND
IBF : IRON BAR FOUND
IF : IRON FOUND
IS : IRON SET
OHE : OVERHEAD ELECTRIC LINE
PF : PIPE FOUND
PP : POWER POLE
UPT : UNDERGROUND PROPANE TANK
VDHMF : VA. DEPT. OF HIGHWAYS MONUMENT FOUND
WS : WATER SPIGOT
YH : YARD HYDRANT

THOMAS B. LINCOLN LAND SURVEYOR, INC.
671 BERKMAR CIRCLE
CHARLOTTESVILLE, VIRGINIA 22901
804-974-1417



TMP 91-9
E. GRANT AND
BARBARA H. COSNER
D.B. 386 P. 374
D.B. 371 P. 251
D.B. 371 P. 246
D.B. 288 P. 362
D.B. 269 P. 2
D.B. 198 P. 589, 592 PLAT

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VIRGINIA:

IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF ALBEMARLE:

THIS DEED WAS PRESENTED, AND WITH CERTIFICATE ANNEXED, IS ADMITTED

TO RECORD ON Dec 22 2000 , AT 9:27 O'CLOCK A. M.

STATE TAX	\$ <u>2400.00</u>	(039)
LOCAL TAX	\$ <u>800.00</u>	(213)
TRANSFER FEE	\$ <u>1.00</u>	(212)
I.T.T.F.	\$ <u>2.00</u>	(106)
VSLF	\$ <u>1.00</u>	(145)
CLERK'S FEE	\$ <u>12.00</u>	(301)
PLAT	\$ <u>4.00</u>	
SECT.58.1-802:		
STATE TAX	\$ <u>800.00</u>	(038)
LOCAL TAX	\$ <u>800.00</u>	(220)
LOCAL TAX	\$	(223)
TOTAL	\$ <u>4818.00</u>	

TESTE:

SHELBY J. MARSHALL, CLERK

BY:

Priscilla Minahan
DEPUTY CLERK