

THIS DEED made and entered into this 15th day of September, 1986, by and between MARY PATRICIA MARINOS BROWN, unmarried, the Grantor, and THE CHARLOTTESVILLE MOTEL, a Limited partnership, the Grantee, whose address is

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION of the sum of ONE MILLION ONE HUNDRED FORTY-THREE THOUSAND TWO HUNDRED FIFTY AND NO/100 DOLLARS (\$1,143,250.00), cash in hand paid, 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 Charlottesville Motel, a limited partnership, all those two certain tracts or parcels of land situated in Albemarle County, Virginia, being shown and designated as Lot 6, containing 63,250 square feet, and Lot 7, containing 100,103 square feet, on plat of William S. Roudabush, Inc., dated January 1, 1980, last revised March 11, 1980, recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 797, page 249, said plat is also recorded in Deed Book 823, page 95, with a clearer copy recorded in the Current Plat Book with corresponding Deed Book and Page; together with a four-sevenths (4/7) interest in and to the fifty foot (50') access easement shown as Parcel X on said plat; being a portion of the property which was conveyed to Mary Patricia Marinos (now Mary Patricia Marinos Brown) by deed of James Marinos, divorced, dated November 10, 1941 and recorded in the said County Clerk's Office in Deed Book 252, page 205.

There is conveyed as an appurtenance hereto, the right to use the fifty foot (50') access easement shown on said plat and the property is conveyed subject to the terms and

conditions of the road maintenance agreement which is recorded in the said County Clerk's Office in Deed Book 797, page 242.

The above property is further conveyed subject to the ten foot (10') parking setback line from property line along Route 29; the thirty foot (30') setback line along U.S. Route 29; the fifty foot (50') setback line from Berkeley Subdivision; the existing sanitary sewer line, storm sewer line and water lines which presently cross the above property; the joint sanitary sewer easement dated November 20, 1985, recorded in Deed Book 864, page 57; and to all other easements, reservations, restrictions, conditions and other encumbrances contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the above described property which have not expired by a time limitation contained therein or otherwise have become ineffective.

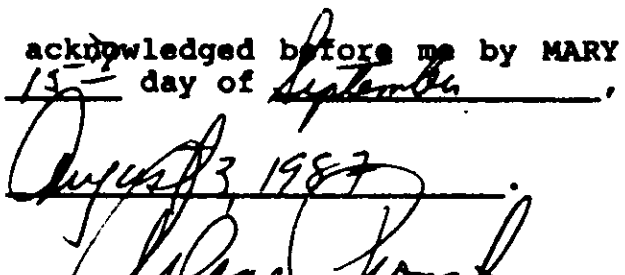
WITNESS the following signatures and seals:


Mary Patricia Marinos Brown

STATE OF VIRGINIA AT LARGE
COUNTY OF ALBEMARLE, to-wit:

The foregoing Deed was acknowledged before me by MARY PATRICIA MARINOS BROWN this 15th day of September, 1986.

My commission expires:


Notary Public

INSTRUMENT NUMBER _____

VIRGINIA:

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

THIS DEED WAS PRESENTED, AND WITH CERTIFICATE ANNEXED, ADMITTED TO RECORD

ON Sept 19, 1986, at 12:32 O'CLOCK P M.

STATE TAX	\$ <u>1714.95</u>	(039)
LOCAL TAX	\$ <u>576.65</u>	(218)
TRANSFER FEE	\$ <u>1.00</u>	(212)
CLERK'S FEE	\$ <u>10.00</u>	(301)
PLAT	\$ _____	
SEC. 58.1-802		
STATE TAX	\$ <u>571.75</u>	(038)
LOCAL TAX	\$ <u>571.75</u>	(220)
LOCAL TAX	\$ _____	(223)
TOTAL	\$ <u>3441.10</u>	

TESTE: SHELBY J. MARSHALL, CLERK

BY: Karen P. Hyatt
DEPUTY CLERK

COUNTY PLANNING COMMISSION		BOARD OF SUPERVISORS
<div>CHAIRMAN</div>		<div>DESIGNATED AGENT</div>
<div>DATE</div>		<div>DATE</div>

OWNERS APPROVAL

THIS SUBDIVISION IS MADE WITH THE CONSENT OF THE UNDER SIGNED OWNERS, PROPRIETORS, AND/OR TRUSTEES. ALL ROADS AND STREETS, IF NOT PREVIOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

Mary Patricia Marinos Brown

STATE OF VIRGINIA

A NOTARY PUBLIC FOR THE STATE AFORESAID, DO CERTIFY THAT Mary Patricia Marinos Brown WHOSE NAMES ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF January 9, 1980 HAVE ACKNOWLEDGED THE SAME BEFORE ME IN MY STATE, AFORESAID. GIVEN UNDER MY HAND THIS 11 DAY OF January, 1980. MY COMMISSION EXPIRES January 1, 1981 N.P.

OWNER: Mary Patricia Marinos Brown

SOURCE OF TITLE: D.B. 252 p.205 T.M. 61 Parcel 119

No Further Division of This Property Without Planning Commission Approval.

—○— Denotes Iron Pins

All Lots Shall Have Access Only On The Interior Road.

CURVE DATA

	Δ	R	L	T
1	90°00'00"	30.00	47.12'	30.00'
2	60°07'04"	164.01'	172.09'	94.92'
3	60°07'04"	114.01'	119.62'	65.98'
4	41°33'34"	201.10'	145.87'	76.31'
5	41°33'34"	251.10'	181.14'	95.28'
6	78°19'21"	190.00'	259.72'	154.74'
7	78°19'21"	140.00'	191.38'	114.02'

LOCATION MAP

SUBDIVISION PLAT

LOTS 1-7 & PARCEL "X"

A DIVISION OF PARCEL 119 TAX MAP 61

NEAR CHARLOTTESVILLE

CHARLOTTESVILLE MAGISTERIAL DISTRICT

ALBEMARLE COUNTY, VIRGINIA

January 9, 1980

Scale: 1"=200'

REVISED: February 13, 1980

REV: FEB. 29, 1990

REV: MARCH 11, 1980

COMMONWEALTH OF VIRGINIA

W. S. ROUDABUSH, JR.

CERT. NO.

54-17-3 (a) 655

54-17-3 (b) 78

CERTIFIED LAND SURVEYOR

WILLIAM S. ROUDABUSH, INC.

A PROFESSIONAL CORPORATION

CERTIFIED LAND SURVEYORS

Charlottesville, Virginia

4928