

**PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, 17.1-279(E), and 58.1-811(D)

This **DEED OF GIFT AND DONATION** is made this _____ day of _____, 20____,
between **THE CITY OF CHARLOTTESVILLE**, a Virginia Municipal Corporation, "Grantor", and
the **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION**, "Grantee".

WITNESSETH:

In consideration of the good will and public benefit to be derived from this donation including the improvement of the roads of the Commonwealth, and other good and valuable consideration, the Grantor hereby gives, grants, and conveys unto the Grantee in fee simple with General Warranty and English Covenants of Title, the land located in the County of Albemarle, Virginia, described as follows:

Being as shown on Sheets 3, 3RW, 4, 4RW, 7 and 7RW of the plans for Route 631, State Highway Project 0631-002-012, R-201, beginning on the North (left) side of the JWP/Rio North construction baseline from a point in the lands of the Grantor, opposite Station 103+27.80, to the lands now or formerly belonging to the Commonwealth of Virginia opposite approximate Station 105+47, thence lying on the Southeast (right) side of the said baseline from the lands now or formerly belonging to the Commonwealth of Virginia, opposite approximate Station 106+56 to the lands now or formerly belonging to the School Board of The City of Charlottesville, Virginia opposite Station 108+93.37, including connection with Rte. 631 Rio Road East. Said connection being further described as follows: lying on the Southeast (left) side

of the JWP/RIO South construction baseline from the lands now or formerly belonging to the Commonwealth of Virginia opposite Station 20+57.35 to the lands now or formerly belonging to the Commonwealth of Virginia opposite approximate Station 21+75, and containing 4,846 square feet, more or less, land in fee and 33,843 square feet, more or less, land in proposed acquisition.

And being a part of the same land acquired by the Grantor from the Commonwealth of Virginia, acting by and through the Commissioner of Highways by Quitclaim Deed dated November 10, 2014, and recorded May 22, 2015, in Deed Book 4622, Page 523, in the Office of the Clerk of the Circuit Court of Albemarle County.

For a more particular description of the land herein conveyed, reference is made to Sheets 3, 3RW, 4, 4RW, 7 and 7RW showing outlined in RED the land conveyed in fee simple and acquisition line which photocopies are hereto attached as part of this conveyance to be recorded herewith in State Highway Plat Book _____, Page _____.

AND FURTHER WITNESSETH: THAT WHEREAS, all or part of this highway has been designated as a Limited Access Highway in accordance with the provisions of Sections 33.2-401, 33.2-402, 33.2-403 and 33.2-404, of the 1950 Code of Virginia, as amended;

NOW, THEREFORE, for the aforesaid consideration the landowner also agrees to grant and convey unto the Commonwealth with general warranty any and all easements of access, light or air, incident to the lands of the landowner abutting upon the Limited Access Highway, and/or upon any of its ramps, loops, or connections at and with intersecting highways, the line or lines along which the easements to be conveyed lie being described as follows:

From a point on the North proposed right of way and limited access line opposite Station 103+27.80 (Route 631 JWP/RIO North Construction Baseline), the lands of the Grantor, thence along said proposed right of way and limited access line, the lands of the Grantor, to a point

opposite Station 104+37.96, the lands of the School Board of The City of Charlottesville, Virginia; as indicated in DARK BLUE on the aforesaid plans.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect the Grantor's property have been fully explained to the Grantor or the Grantor's authorized representative.

The Grantor by the execution of this instrument acknowledges that the land being conveyed hereunder is being donated to the Commonwealth of Virginia for highway use or associated uses. The Grantor also acknowledges that the Grantor is entitled to be compensated for the land hereby conveyed and, pursuant to Virginia Code Section 25.1-417 and by this donation, hereby waives the Grantor's right to an appraisal and to compensation.

The Grantor covenants and agrees for Grantor their heirs, successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation for land, and for damages, if any, to the value of the remaining lands of the Grantor which may result by reason of the use to which the Grantee will put the land being conveyed, including such drainage facilities as may be necessary. This paragraph, however, does not apply to any physical damages caused by the Grantee, its agents and contractors done to the Grantor's remaining property during construction of the aforesaid project.

By accepting and recording this deed, the Grantee accepts the donation of the before described real estate.

SIGNATURE(S) AND NOTARY CERTIFICATE(S) ON THE FOLLOWING PAGE(S)

WITNESS the following signature(s) and seal(s)

THE CITY OF CHARLOTTESVILLE, a
Virginia Municipal Corporation

By _____(SEAL)

Title _____

COMMONWEALTH OF VIRGINIA

CITY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by _____,
(Name of officer or agent) (Title of officer or agent)

of The City of Charlottesville, a Virginia Municipal Corporation.

My Commission expires _____.

Notary Registration No.: _____.

Notary Public