

Tax Map Parcel: 28-1
Prepared without benefit of title examination
Consideration: \$10.00

This deed is exempt from state recordation taxes pursuant to Va. Code Secs. 58.1-811(A)(3) and 58.1-811(C)(4) and is exempt from the fees imposed by Va. Code Sec. 17-275 pursuant to Va. Code Sec. 17-266

DEED OF VACATION

THIS DEED OF VACATION (“Deed”) is made as of this ____ day of _____, 2023, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia (“City”), as GRANTOR, and **BRANDS HATCH LLC** (the “Grantee”), as GRANTEE, whose address is 240 W. Main Street, Charlottesville, Virginia 22902.

WITNESSETH:

WHEREAS, Grantee owns certain real property in the City of Charlottesville, Virginia, consisting of 0.979 acres, having tax map parcel number 28-1 and fronting on West Water and West Main Streets; and

WHEREAS, by Deed of Easement and Maintenance Agreement dated November 21, 1995, recorded in the Charlottesville Circuit Court Clerk’s Office in Deed Book 665, page 561, the City conveyed certain sanitary sewer and stormwater easements to Charlottesville 2000, a limited liability company, and Charlottesville 2000 conveyed to the City a perpetual easement over property owned by it so as to have the sanitary sewer and stormwater facilities located in such easements used and operated as a part of the City’s sanitary and stormwater sewer systems,

Prepared by:
Benjamin W. Emerson, VSB # 23578
Sands Anderson PC, Interim City Attorney
Charlottesville City Attorney’s Office
P.O. Box 911
Charlottesville, VA 22902

all as shown on a plat attached to and recoded with such deed of easement; and

WHEREAS, the Grantee, on information and belief, is successor in title to Charlottesville 2000 of all or a part of the property on which the such easements lie and as such successor in title has requested the City Council to vacate and release to it the sanitary sewer easement (but not the stormwater easements) to the extent the same lies on property owned by the Grantee (the “Sanitary Sewer Easement”) because the same is no longer needed by the City, which Sanitary Sewer Easement is identified by notation in a red box and depicted on that certain As-Built Survey by Timmons Group dated November 11, 2022, a copy of which is attached hereto and recorded herewith (the “Plat); and

WHEREAS, the City Council has authority to vacate such Sanitary Sewer Easements pursuant to Virginia Code Sec. 15.2-2272(2), by way of adoption of an ordinance; and

WHEREAS, by ordinance adopted _____, 2023 (#_____) by City Council, the City vacated the above-described Sanitary Sewer Easements;

NOW, THEREFORE, for and in consideration of TEN DOLLARS (\$10.00), cash in hand paid, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City does hereby CLOSE and VACATE the Sanitary Sewer Easement, as shown on the attached Plat, and the City hereby RELEASES and QUITCLAIMS to Grantee any interest that it has in the area within the Sanitary Sewer Easement, which area shall be added to and made a part of lands adjoining such area as shown and depicted on the Plat.

*[The remainder of this page is intentionally left blank.
Signatures appear on the following pages.]*

IN WITNESS WHEREOF, the Mayor of the City of Charlottesville, Virginia, has signed this Deed pursuant to Section 2-7 of the Code of the City of Charlottesville (1990), as amended, and the Grantee as signed this Deed to acknowledge its acceptance of the interests conveyed hereby.

GRANTOR:

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____ (SEAL)
Lloyd Snook, Mayor

COMMONWEALTH OF VIRGINIA

City of Charlottesville, Virginia, to wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, on this _____ day of _____, 2023, by Lloyd Snook, Mayor of the City of Charlottesville, Virginia, on its behalf.

Notary Public

My commission expires:

My registration number:

[Affix Seal]

Approved as to form:

Benjamin W. Emerson, VSB # 23578
Sands Anderson PC
Interim City Attorney

GRANTEE:

BRANDS HATCH LLC

By: _____(SEAL)
Member or Manager

COMMONWEALTH OF VIRGINIA

City/County of _____, to wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the jurisdiction aforesaid, on this ____ day of _____, 2023, by _____ as _____ of Brands Hatch LLC on its behalf.

Notary Public

My commission expires:

My registration number:

[Affix Seal]