

[Draft – Subject to revision upon receipt of title report.]

Tax Map Parcel No.: _____

Consideration: \$119,108.99

Assessed Value: \$ _____

Title Company: _____

**EXEMPT FROM GRANTOR'S TAX PURSUANT
TO VIRGINIA CODE SECTION 58.1-811(C)(4)**

THIS DEED, made as of _____ day of _____, 2023, by and between the **City of Charlottesville, Virginia** (the "Grantor"), and **Main Street West, LLC**, a Virginia limited liability company (the "Grantee"), whose address is _____ Charlottesville, Virginia _____;

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid by the Grantee unto the Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor does hereby grant, bargain, sell and convey unto the Grantee, subject to such matters as are hereinafter set forth, with General Warranty and English Covenants of Title, unto the Grantee, in fee simple, the following described real property located at 601 W. Main St, together with all improvements thereon and appurtenances thereunto belonging, lying and being in the City of Charlottesville, Virginia (the "Property"), to-wit:

**FOR DESCRIPTION OF PROPERTY CONVEYED SEE
SCHEDULE "A" ATTACHED HERETO AND MADE A PART HEREOF.**

Prepared by an attorney licensed to practice law
in the Commonwealth of Virginia:
Benjamin W. Emerson, Esq. (VSB # 23578)
Sands Anderson PC
1111 E. Main Street, Suite 2400
Post Office Box 1998
Richmond, Virginia 23218-1998
(804) 648-1636

The above conveyances are made subject to all easements, covenants, restrictions, agreements and conditions of record and legally applicable to the Property in accordance with the purposes and intents for the sale and conveyance of the Property set forth in that certain Ordinance approved in open meeting on August 21, 2023, by unanimous vote of the City Council of the City of Charlottesville, Virginia, following a properly noticed public hearing on the same.

Plural shall be substituted for the singular and the singular for the plural wherever the context hereof so requires.

WITNESS the following signature and seal.

CITY OF CHARLOTTESVILLE, VIRGINIA

By: _____ (SEAL)
Mayor

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to-wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2023, by _____, as Mayor of the City of Charlottesville, Virginia on its behalf.

Notary Public

Registration No.: _____

My Commission expires: _____

{AFFIX SEAL}

Grantee's Address:

SCHEDULE "A"

[Insert legal description of property located at
601 W. Main St., Charlottesville, Virginia]