

Link 1

2011 3378

*Prepared by Charlottesville City Attorney's Office  
Tax Map Parcel 160001000 (409 Stadium Road)*

**This deed is exempt from recordation taxes imposed by Va. Code Sec. 58.1-802 pursuant to Va. Code Sec. 58.1-811(C)(4)**

**THIS DEED** made this 20<sup>th</sup> day of September, 2011, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia, **GRANTOR**, and **WOODROW TOO, LLC**, a Virginia limited liability company, **GRANTEE**, whose address is P.O. Box 5306, Charlottesville, Virginia 22905.

**WITNESSETH:**

**THAT** for and in consideration of the sum of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00), the receipt and sufficiency of which are hereby acknowledged, **GRANTOR** does hereby **GRANT, BARGAIN, SELL and CONVEY** with **SPECIAL WARRANTY OF TITLE** unto the **GRANTEE** the property described herein on Exhibit A, attached hereto and made a part hereof ("Property").

As a condition of the sale of the Property, the following restrictive covenants, which shall run with the land and shall not be subsequently modified or released without the written consent of the **GRANTOR**, are hereby placed on the Property:

There shall be no further development or structures placed upon the Property, meaning anything constructed or erected, the use of which requires permanent location on the ground, or attachment to something having a permanent location on the ground, including parking facilities, and the Property shall be left and maintained as treed green space.

GRANTOR makes no guarantee, representation or warranty regarding the condition of the Property herein conveyed and expressly disclaims any and all obligation and liability to GRANTEE regarding any physical or environmental defects which may exist with respect to the property, including warranties, whether express or implied, concerning the absence of any "hazardous substances" (as defined by the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. Section 9601 *et seq.*, as amended).

This conveyance is made expressly subject to all easements, conditions, restrictions, reservations, and other matters contained in duly recorded deeds, plats, and other instruments constituting constructive notice in the chain of title to the property herein conveyed, which have not expired by a time limitation therein contained or otherwise become ineffective.

By ordinance adopted May 2, 2011, the Mayor of the City of Charlottesville was authorized to sign this deed on behalf of the City of Charlottesville.

WITNESS the following signatures and seals.

[This space intentionally left blank]

GRANTOR:

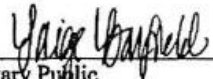
CITY OF CHARLOTTESVILLE, VIRGINIA

By: 

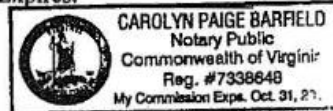
Dave Norris, Mayor

COMMONWEALTH OF VIRGINIA  
CITY OF CHARLOTTESVILLE

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by Dave Norris, Mayor of the City of Charlottesville, Virginia, on this 20th day of September, 2011.

  
Notary Public  
Registration #: 7338648

My Commission Expires:

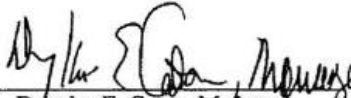


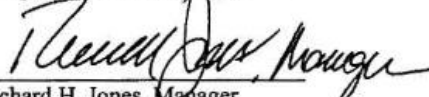
[This space intentionally left blank]



GRANTEE:

WOODROW TOO, LLC

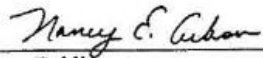
By:   
Douglas E. Caton, Manager

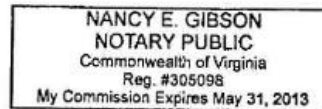
By:   
Richard H. Jones, Manager

COMMONWEALTH OF VIRGINIA

City/County of Charlottesville, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by Douglas E. Caton, Manager, on behalf of Woodrow Too, LLC, on this 16th day of September, 2011.

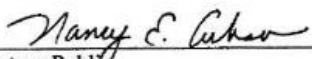
  
Notary Public  
Registration #: 305098

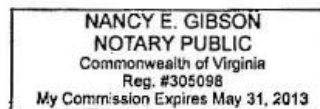


COMMONWEALTH OF VIRGINIA

City/County of Charlottesville, to-wit:

The foregoing instrument was acknowledged before me, a Notary Public in and for the aforesaid City and Commonwealth, by Richard H. Jones, Manager, on behalf of Woodrow Too, LLC, on this 16th day of September, 2011.

  
Notary Public  
Registration #: 305098



**EXHIBIT A**  
**Property Description**

All that certain parcel of land situated in the City of Charlottesville, Virginia, known as 409 Stadium Road, and designated as Lot No. Thirty-Six (36) on the map of the subdivision of Montebello, of record in the Clerk's Office of the Circuit Court of Albemarle County in Deed Book 159, page 293; being the same property in all respects conveyed to the City of Charlottesville, Virginia by deed from Lewis Littlepage Holladay and Elizabeth D. Holladay, dated July 2, 1931, of record in the Charlottesville Circuit Court Clerk's Office in Deed Book 74, page 9.

STATE TAX	\$	_____	(059)	Admitted to Record in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, on the <u>22<sup>nd</sup></u> day of <u>SEPT</u> , 20 <u>11</u> . at <u>2:18</u> o'clock <u>P.</u> M., and recorded in Deed Book No. _____ Page _____ The taxes imposed by §§55.1-801 and 55.1- 802 of the Virginia Code have been paid.
CITY TAX	\$	_____	(214)	
TRANS	\$	<u>1.00</u>	(212)	
TECH. FEE	\$	<u>5.00</u>	(108)	
CLERK'S FEE	\$	<u>14.00</u>	(301)	
VSLF	\$	<u>1.50</u>	(145)	
STATE FEE	\$	_____	(035)	
SEC 55.1-801	\$	_____		
STATE TAX	\$	_____	(039)	
LOCAL TAX	\$	_____	(220)	
LOCAL TAX	\$	_____	(223)	

TOTAL \$ 22.00

Paul C. Garrett Clerk