

*Prepared by Jacob P. Stroman (VSB #31506)
Charlottesville City Attorney's Office
P.O. Box 911, Charlottesville, VA 22902*

Albemarle County Tax Map 078E0-00-00-000A4 (Hyland Park Subdivision)

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 QUITCLAIM

THIS DEED OF QUITCLAIM, made and entered into on this____ day of _____ 202_, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation, **GRANTOR**, and the **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION, GRANTEE**, whose address is P. O. Box 671, Culpeper, Virginia 22701.

WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, receipt of which is hereby acknowledged, the GRANTOR does hereby QUITCLAIM and RELEASE to the GRANTEE, subject to the reservations hereinafter set forth, easements and rights of way ("Property"), as shown on the attached plat made by the City of Charlottesville Gas Division dated January 15, 2019, to construct, maintain, operate, alter, repair, inspect, protect, remove, and replace a gas line and certain related facilities and improvements (collectively, "gas line") which have been constructed and are being operated by the GRANTOR within the public right- of-way for Belluno Court and Belluno Lane, in the Hyland Park Subdivision in Albemarle County, Virginia, which public right-of-way is owned, operated and maintained by the GRANTEE as a public street or highway. The GRANTOR acquired its rights and interest in the Property by deed of easement dated February 5, 2019, from Highland Park Investments,

LLC, said deed being of record in the Clerk's Office for the Circuit Court for the County of Albemarle, within Instrument Number 201900003014.

The Grantor reserves unto itself, its successors, and assigns all of the rights and privileges under the aforesaid deed of easement until such time as the Virginia Department of Transportation has issued a permit to the GRANTOR authorizing the gas line to be and remain in place, and this conveyance is further expressly made subject to the following two conditions, which shall be covenants running with the land:

1. that the above-described gas line may continue to occupy such streets or highways in the existing condition and location, operated and maintained by the GRANTOR, and
2. the GRANTOR shall at all times indemnify and save harmless the Commonwealth of Virginia, Department of Transportation, its employees, agents, and officers from any claim whatsoever arising from GRANTOR'S exercise of rights or privileges stated herein.

The GRANTEE shall have and shall hold GRANTOR'S interests in the above-described Property, for so long as said Property is used as part of its public street or highway owned and maintained by the GRANTEE or its successors or assigns charged with the responsibility and obligation to maintain public streets and highways, but upon abandonment of said Property's use for such purposes, all rights, privileges, interests and easements in the Property herein described under the aforesaid easements shall revert to the GRANTOR, its successors and assigns.

Notwithstanding other language contained herein which might appear to the contrary, the parties agree that GRANTOR shall continue to own in fee simple the gas line improvements located within the above described public roadway.

IN WITNESS WHEREOF, the GRANTOR has caused its name to be assigned hereto and its seal to be affixed and attested by its appropriate officers, all after due authorization, on the day and year first above written.

CITY OF CHARLOTTESVILLE, VIRGINIA

BY: _____
Juandiego Wade, Mayor

ATTEST:

Clerk of Council

STATE OF VIRGINIA
CITY OF CHARLOTTESVILLE

I, _____, a Notary Public in and for the City of Charlottesville within the State aforesaid, do hereby certify that Juandiego Wade, Mayor of the City of Charlottesville, Virginia, and Kyna Thomas, its Clerk of Council, whose names are signed to the foregoing writing, bearing date of _____, 202__, have each duly acknowledged the same before me within my City and State aforesaid.

My Commission Expires: _____

Given under my hand this _____ day of _____, 202__.

Notary Public

Registration # _____

Approved as to Form:



Jacob P. Stroman, City Attorney