

*Prepared by:*  
*J. Vaden Hunt, Esq. (VSB # 65574)*  
*Deputy City Attorney*  
*Charlottesville City Attorney's Office*  
*P.O. Box 911*  
*Charlottesville, Virginia 22902*

*Tax Map Parcel Number: 16-4 (160004000)*  
*Prepared without benefit of title examination*  
*Consideration: \$10.00*

*This Deed is exempt from state recordation taxes pursuant to  
Virginia Code §§ 58.1-811(A)(3) and 58.1-811(C)(4), and is exempt from the fees  
imposed by Virginia Code § 17-275, pursuant to Virginia Code § 17-266*

## **DEED OF VACATION**

**THIS DEED OF VACATION** ("Deed") is made as of this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and political subdivision of the Commonwealth of Virginia ("City"), as GRANTOR, and **WOODROW APARTMENTS, LLC**, a Virginia limited liability company, successor by conversion to Stadium Road Limited Partnership ("Grantee"), as GRANTEE.

### **WITNESSETH:**

**WHEREAS**, Grantee owns certain real property in the City of Charlottesville, Virginia, consisting of 0.322 acres, having Tax Map Parcel Number 16-4 (160004000), and whose address is 100 Stadium Road ("Property"); and

**WHEREAS**, Grantor owns/has a Storm Easement ("Storm Easement") on the Property more particularly described in Deed Book 94, Page 398, recorded in the Circuit Court of the City of Charlottesville, Virginia, and show on a Plat attached hereto as **Exhibit "A,"** and made a part hereof, titled "PLAT SHOWING VACATION OF CITY OF CHARLOTTESVILLE STORM EASEMENT ACROSS THE LAND OF WOODROW APARTMENTS, LLC, TAX MAP 16-4, WHITE HALL MAGISTERIAL DISTRICT, CITY OF CHARLOTTESVILLE, VIRGINIA," dated September 17, 2024, prepared by Joseph C. Medley, LS, License Number 3385, of the Timmons Group ("Plat"); and

**WHEREAS**, City Council has authority to vacate such Storm Easement pursuant to Virginia Code § 15.2-2272(2), by way of adoption of an Ordinance; and

**WHEREAS**, by Ordinance adopted \_\_\_\_\_, 2025 (# \_\_\_\_\_), attached hereto as **Exhibit "B,"** and made a part hereof, by the City Council of the City of Charlottesville, Virginia, the City vacated the above-described Storm Easement.

**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 Storm 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 Storm Easement, which area shall be added to and made a part of lands adjoining such area as shown and depicted on the Plat.

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

**CITY OF CHARLOTTESVILLE, VIRGINIA**

By: \_\_\_\_\_ (SEAL)  
Juandiego Wade, 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 \_\_\_\_\_, 2025, by Juandiego Wade, Mayor of the City, on its behalf.

\_\_\_\_\_  
Notary Public

My commission expires:

My registration number:

[Affix Seal]

**Approved as to Form:**

\_\_\_\_\_  
John Maddux  
City Attorney

**EXHIBIT “A”**

**(Plat; *see attached*)**

**EXHIBIT “B”**

**(Vacation Ordinance; *see attached*)**