

**PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, and 17.1-279(E)

THIS DEED, made this ____ day of _____, 2022, by and between the SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA, Grantor, and the COMMONWEALTH OF VIRGINIA, acting by and through its Department of Transportation, Grantee:

WITNESSETH: THAT WHEREAS, by a meeting duly called of the County School Board of Albemarle County, a resolution was duly passed authorizing the conveyance to the Commonwealth of Virginia, Department of Transportation of the hereinafter described easement;

NOW, THEREFORE, for and in consideration of the sum of \$2,300.00 paid by the Grantee to the Grantor, receipt of which is hereby acknowledged, the Grantor doth hereby grant and convey to the Grantee, with General Warranty and English Covenants of Title, the perpetual right and easement to construct, reconstruct, alter, operate and maintain a public street or highway, including any necessary appurtenances thereto, drainage and/or utilities, over, upon and across the lands and property of the Grantor, the area embracing the easement being situated in Albemarle County and described as follows:

Parcel 001

Being as shown on Sheets 40GG and 40GGRW of the plans for Route 708, State Highway Project 0708-002-949, RW-201 beginning on the Northeast (right) side of the Route 708 Construction Baseline from a point in the lands of the landowner opposite Station 101+50.00 to a point in the lands of the landowner opposite Station 103+89.37,

containing 3,383 square feet, more or less, perpetual street easement; together with the temporary right and easement to use the additional areas shown as being for the proper construction of slopes, containing 3,808 square feet, more or less. Said temporary construction easement will terminate at such time as the aforesaid project is complete.

Being a part of the land acquired by Deed from Donald R. McConathy and Ruth H. McConathy, husband and wife, dated May 25, 1972 and recorded June 6, 1972 at Deed Book 507 Page 626 in the Office of the Circuit Court of Albemarle County.

For a more particular description of the land herein conveyed, reference is made to photocopies of Sheets No. 40GG and 40GGRW, showing outlined in RED the land conveyed in perpetual easement, and in ORANGE the area needed for temporary construction easement, which photocopies are hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book _____, Page _____.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid project as they affect its property have been fully explained to its authorized representative.

The Grantor covenants and agrees for itself, its successors and assigns, that the consideration hereinabove mentioned and paid to it shall be in lieu of any and all claims to compensation for the easement and for damages to the value of the lands of the Grantor not encumbered by such easement, if any, which may result by reason of the use to which the Grantee will put the same.

SIGNATURE AND SEAL ON THE FOLLOWING PAGE

WITNESS the following signature and seal:

SCHOOL BOARD OF ALBEMARLE
COUNTY, VIRGINIA

By _____(SEAL)

Title _____

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of
_____, 2022, by _____,
(Name of officer or agent)

_____ of the School Board of Albemarle County, Virginia.
(Title of officer or agent)

My Commission expires _____.

Notary Registration No.: _____.

Notary Public