

**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, 17.1-279(E), and 58.1-811(D)

This **DEED OF GIFT AND DONATION** is made this _____ day of _____, 2026,
between the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth
of Virginia, "Grantor", and the **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF
TRANSPORTATION**, "Grantee".

WITNESSETH: In consideration of the good will and public benefit to be derived from this
donation including the improvement of the roads of the Commonwealth, and other good and
valuable consideration, the Grantor hereby gives, grants, and conveys unto the Grantee in fee
simple with General Warranty and English Covenants of Title, the land located in the County of
Albemarle, Virginia, described as follows:

Being as shown on Sheets 6 and 6RW of the plans for Route 631, State Highway Project
0631-002-036, R-201, beginning on the East (right) side of the JWP/Rio North Construction
Baseline from the lands now or formerly belonging to Shepherds Ridge at Dunlora Community
Association, Inc. opposite approximate Station 115+15.00 to the lands now or formerly belonging
to 999 Rio LLC opposite approximate Station 115+32.00, and containing 111 square feet more or
less, land; together with the temporary right and easement to use the additional area shown as
being required for the proper construction of cut/fill slopes and roadway construction, containing
150 square feet, more or less. Said temporary easement will terminate at such time as the
construction of the aforesaid project is complete.

And being a part of the same land acquired by the Grantor from Bondstone Ventures LLC, by Deed dated October 3, 2016 and recorded October 21, 2016 in Deed Book 4830, Page 20, in the Clerk's Office of the Circuit Court of Albemarle County, Virginia.

For a more particular description of the land herein conveyed, reference is made to Sheets 6 and 6RW showing outlined in RED the land conveyed in fee simple, and outlined in ORANGE the temporary construction easement which photocopies are hereto attached as part of this conveyance to be recorded herewith in State Highway Plat Book _____, Page _____.

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

The Grantor by the execution of this instrument acknowledges that the land being conveyed hereunder is being donated to the Commonwealth of Virginia for highway use or associated uses. The Grantor also acknowledges that the Grantor is entitled to be compensated for the land hereby conveyed and, pursuant to Virginia Code Section 25.1-417 and by this donation, hereby waives the Grantor's right to an appraisal and to compensation.

The Grantor covenants and agrees for Grantor their heirs, successors and assigns, that the consideration hereinabove mentioned shall be in lieu of any and all claims to compensation for land, and for damages, if any, to the value of the remaining lands of the Grantor which may result by reason of the use to which the Grantee will put the land being conveyed, including such drainage facilities as may be necessary. This paragraph, however, does not apply to any physical damages caused by the Grantee, its agents and contractors done to the Grantor's remaining property during construction of the aforesaid project.

By accepting and recording this deed, the Grantee accepts the donation of the before described real estate.

SIGNATURE(S) AND NOTARY CERTIFICATE(S) ON FOLLOWING PAGE(S)

WITNESS the following signature(s) and seal(s)

COUNTY OF ALBEMARLE, VIRGINIA, a
political subdivision of the Commonwealth of
Virginia

By Jeffrey B. Richardson (SEAL)

Title County Executive

COMMONWEALTH OF VIRGINIA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____,
2026, by Jeffrey B. Richardson, County Executive,
(Name of officer or agent) (Title of officer or agent)

of the County of Albemarle, Virginia, a political subdivision of the Commonwealth of Virginia.

My Commission expires _____.
Notary Registration No.: _____.

Notary Public

Approved as to form:

County Attorney

GRANTEE'S MAILING ADDRESS:

Virginia Department of Transportation
Right of Way and Utilities Section
87 Deacon Road
Fredericksburg, VA 22405

PROJECT John Wawrner Parkway Roundabout and Rte. 631 (Rio Road East)
UPC 123901
PARCEL 206