

PREPARED BY: ZUNKA, MILNOR, CARTER & INIGO, LTD

TAX MAP/PARCEL: 01700-00-00-022A0/portion of

Title Insurer: None Designated

THIS QUITCLAIM DEED, made this 23rd day of March, 2009, by and between, COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY, VIRGINIA, hereinafter referred to as Grantor, and ZOE ENTERPRISES, LLC, a Virginia limited liability company, hereinafter referred to as Grantee, whose address is: PO Box 9035, Charlottesville, Va 22906

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid and other good and valuable consideration, receipt of which is hereby acknowledged, Grantor does hereby QUITLCAIM, RELEASE and CONVEY unto Grantee, whatever interest it may own in the following described property: All that certain tract or parcel of land, lying and being in the White Hall District of Albemarle County, Virginia, containing one-half (0.50) acres, more or less and further described by metes and bounds in deed recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 101, page 465. The property herein conveyed is believed to be a portion of Parcel E shown on a plat recorded in Deed Book 3268, page 592. Should it be determined that the subject property is not within the boundaries of Parcel E, then this deed shall be void and of no effect. BEING the same property conveyed to White Hall School

District Trustees, by deed from John C. Bing and Susan A. Bing, his wife, dated July 24, 1894 and recorded in the aforesaid Clerk's Office in Deed book 101, page 465.

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

WITNESS the following signature and seal.

COUNTY SCHOOL BOARD OF ALBEMARLE COUNTY VIRGINIA

BY: _____ (SEAL)

STATE OF VIRGINIA

CITY/COUNTY OF _____, TO-WIT:

The foregoing instrument was acknowledged before me this ____ day of _____, 2009, by _____, as _____ on behalf of the County School Board of Albemarle County, Virginia.

My commission expires:

Notary Public

Notary Registration Number: _____