

Office of the Superintendent
401 McIntire Road
Charlottesville, Virginia 22902-4596
Phone: (434) 296-5826 Fax: (434) 296-5869
www.k12albemarle.org

MEMORANDUM

DATE: August 25, 2009

TO: Kimberly Rhodes

FROM: Jennifer Johnston

RE: Revenue

A handwritten signature in cursive script, appearing to read "Jen", is written over the name "Jennifer Johnston" in the "FROM:" field.

Please deposit the attached check in the amount of \$5000 to account 2-2000-18000-189900. The Board would like for these funds to be appropriated into the School Board Reserve 1-2410-60100-999981. I have attached the supporting documentation regarding these funds. Should there be questions, please let me know.



Meeting Date: Thursday, August 13, 2009 - 6:30 PM

Category: APPROVAL OF CONSENT AGENDA

Type: Action

Subject: Quitclaim Deed for White Hall District Parcel

ACPS Division Goals: Goal 5
Establish efficient systems for development, allocation and alignment of resources to support the Division's vision, mission and goals.

Policy:

Enclosure: Quitclaim Deed dated July 14, 2009

File Attachment:  QUITCLAIM ALBEMARLE COUNTY TO ZOE LLC
7.14.09.doc

Summary: At its June 25, 2009 meeting, the Board discussed the request of Whitehouse Mariah, LLC that the Board execute a quitclaim deed conveying an unidentified half-acre parcel owned previously by the White Hall School District Trustees to Zoe Enterprises, LLC. The Board requested staff to pursue negotiations with Whitehouse Mariah in order to obtain a fair value for the quitclaim conveyance.

Following discussions with staff, Whitehouse Mariah agreed to compensate the Board in the amount of \$5,000 for the quitclaim conveyance. Whitehouse Mariah has prepared the attached, revised quitclaim deed reflecting the \$5,000 consideration with the approval of the School Board Attorney.

Funding: Board action will have a positive budgetary impact in the amount of \$5,000.

Recommendation: Staff recommends that the Board authorize the execution of the attached quitclaim deed.

Approvals:	Recommended By:	<i>Signature</i> Annie Kim - School Board Attorney
	Signed:	<i>Signature</i> Dr. Pamela Moran - Superintendent

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 14th day of August, 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 Five Thousand Dollars (\$5,000.00) cash in hand paid, 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: *[Signature]* (SEAL)

STATE OF VIRGINIA

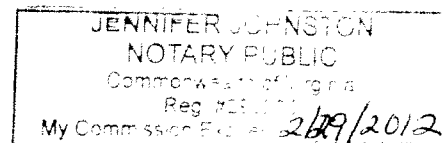
CITY/COUNTY OF Charlottesville, TO-WIT:

The foregoing instrument was acknowledged before me this 14th day of August, 2009, by Brian Wheeler, as Chairman on behalf of the County School Board of Albemarle County, Virginia.

My commission expires: 2/29/2012

Jennifer Johnston
Notary Public

Notary Registration Number: 295298



THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

ZUNKA, MILNOR, CARTER & INIGO, LTD.

TRUST ACCOUNT #3
414 PARK STREET, P.O. BOX 1567
CHARLOTTESVILLE, VA 22902

SUNTRUST BANK

68-02/510

108880

08/12/2009

County School Board of Albemarle County

**5,000.00

PAY TO THE
ORDER OF

Five Thousand Dollars and 00/100*****

DOLLARS
5,000.00
Five Thousand Dollars

Re: Client: WHITEHOUSE LLC
Matter: Old School House 0.50 property
Client ID: 19304 Matter File #: 19304



AUTHORIZED SIGNATURE

MP

Old School House .50 acres Albemarle Co

MEMO

⑈ 108880⑈ ⑆ 051000020⑆ 1000062346217⑈