

This document was prepared by:
Albemarle County Attorney
County of Albemarle
401 McIntire Road
Charlottesville, Virginia 22902

Parcel ID Numbers 10500-00-00-02300, 10500-00-00-023A0, 10500-00-00-023B0 (pt), 10500-00-00-023C0 (pt), 10500-00-00-023D0, 10500-00-00-04500, and 10500-00-00-04800 (pt)

This deed is exempt from taxation under *Virginia Code* §§ 58.1-811(A)(3) and 58.1-811(C)(4) and from Clerk's fees under *Virginia Code* § 17.1-266.

THIS DEED OF GIFT, made and entered into this 18 day of July, 2016, by and between **PRANA LAND LLC**, a Virginia limited liability company (successor by merger to **HUMMINGBIRD HOLDINGS, LLC**, a Virginia limited liability company), party of the first part, hereinafter referred to as "Grantor," and the **COUNTY OF ALBEMARLE, VIRGINIA**, a political subdivision of the Commonwealth of Virginia, party of the second part, hereinafter referred to as "Grantee," whose address is 401 McIntire Road, Charlottesville, Virginia 22902-4596.

WITNESSETH

That for and in consideration of the charitable purposes and mutual benefits existing between the parties, and no other consideration, Grantor does hereby grant and convey with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto the Grantee, the following described real estate, (the "Property") to wit:

PARCEL A:

All that certain tract or parcel of land more fully described as Parcel A, containing a total of 108.852 acres, more or less, according to a plat of survey made by Roudabush & Gloeckner, Engineers, Surveyors and Land Planners, entitled "Plat Showing Survey of Property of Garland Estates", recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 550, pages 513 through 516;

LESS AND EXCEPT THEREFROM 0.496 acre conveyed to the Commonwealth of Virginia in Deed Book 2769, page 154 for improvements to State Route 53.

BEING a portion of the same property conveyed to the Grantor herein, Hummingbird Holdings, LLC, and Wilson W. Cropp, II by deed of Buck Island, LLC, dated July 11, 2004 and recorded in said Clerk's Office in Deed Book 2795, pages 495-500. The Grantor herein subsequently acquired the respective interests of Hummingbird Holdings, LLC by merger and of Wilson W. Cropp, II by deed dated June 9, 2016 and recorded in said Clerk's Office immediately prior hereto.

BEING in all respects the combined area of Albemarle County Parcels 10500-00-00-02300, 10500-00-00-023A0, and 10500-00-00-023D0, and those portions of Albemarle County Parcels 10500-00-00-023B0, 10500-00-00-023C0, and 10500-00-00-04800 situated east of Virginia State Route 53.

PARCEL 105-45:

All that certain tract or parcel of land in the Rivanna Magisterial District of Albemarle County, Virginia, near the confluence of Buck Island Creek and the Rivanna River, containing 13.3 acres, more or less, and more particularly described as Lot 7, Lowland, on a plat of J. R. Ferguson, Deputy S.A.C., of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 142, page 85. Said property is the same as that conveyed to the Grantor herein, Hummingbird Holdings, LLC, and Wilson W. Cropp, II by the terms of a deed of Edward Allen Scharer and Tracy Smith Scharer, husband and wife, bearing date August 9, 2004, of record in said Clerk's Office in Deed Book 2829, page 130. The Grantor herein subsequently acquired the respective interests of Hummingbird Holdings, LLC by merger and of Wilson W. Cropp, II by deed dated June 9, 2016 and recorded in said Clerk's Office immediately prior hereto.

BEING in all respects the same property as Albemarle County Parcel 10500-00-00-0450.

The real estate herein is conveyed subject to the easements, conditions, restrictions and reservations of record. The parties agree to execute any additional documents to effect/ensure that this deed accomplishes the intent of the parties to transfer the tracts as described herein.

Authority to accept conveyance. The County, acting by and through its County Executive, duly authorized by resolution adopted by the Board of Supervisors of the County of Albemarle, Virginia, accepts the conveyance of this Property pursuant to *Virginia Code* § 15.2-1803, as evidenced by the County Executive's signature hereto and the recordation of this Deed.

WITNESS the following signatures and seals.

GRANTOR:

PRANA LAND LLC

By: Thomas A. Dingle
Thomas A. Dingle, Manager

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Mathews:

The foregoing instrument was acknowledged before me this 18 day of July, 2016 by Thomas A. Dingle, Manager, on behalf of Prana Land LLC, Grantor.

Ryan Nicole White
Notary Public

My Commission Expires: 9/30/17
Registration No. 7564266

RYAN NICOLE WHITE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES SEPT. 30, 2017
COMMISSION # 7564266

COUNTY OF ALBEMARLE

By: _____
Thomas C. Foley
County Executive

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF _____:

The foregoing *Deed of Easement* was signed, sworn to and acknowledged before me this _____ day of _____, _____ by Thomas C. Foley, County Executive, on behalf of the County of Albemarle, Virginia, Grantee.

Notary Public

My Commission Expires: _____
Notary Registration Number _____

Approved as to form:

By: _____
County Attorney