

Prepared by:
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P.O. Box 911.
Charlottesville, Virginia 22902

Tax Map Parcel: 06200-00-00-016D1 (Belvedere Phase 5B)
Prepared without benefit of title examination
Consideration: \$1.00

This Deed is exempt from state recordation taxes pursuant to Virginia Code §§ 58.1-811(A)(3) and 58.1-811(C)(4), and is exempt from the fees imposed by Virginia Code § 17-275, pursuant to Virginia Code § 17-266.

DEED OF QUITCLAIM

THIS DEED OF QUITCLAIM (“Deed”), made and entered into on this ____ day of January 2026, by and between the **CITY OF CHARLOTTESVILLE, VIRGINIA**, a municipal corporation and a political subdivision of the Commonwealth of Virginia, (“GRANTOR”), and **COMMONWEALTH OF VIRGINIA, DEPARTMENT OF TRANSPORTATION**, (“GRANTEE”), whose address is P. O. Box 671, Culpeper, Virginia 22701 (collectively, “Parties”).

WITNESSETH:

That for and in consideration of the sum of One Dollar and No Cents (\$1.00), cash in hand paid, receipt of which is hereby acknowledged, GRANTOR does hereby QUITCLAIM and RELEASE to GRANTEE, subject to the reservations hereinafter set forth, the shaded portion of the easements and rights-of-way ("Property"), as shown on the plat attached hereto, and made a part fully hereof as Exhibit “A,” prepared by Roudabush, Gale & Associates, Inc., dated October 3, 2025, to construct, maintain, operate, alter, repair, inspect, protect, remove, and replace a gas line and certain related facilities and improvements (collectively, "gas line"), which have been constructed and are being operated by GRANTOR within the public right-of-way for Fowler Street and Miranda Crossing in the Belvedere Subdivision in Albemarle County, Virginia, which public

right-of-way is owned, operated, and maintained by GRANTEE as a public street or highway. GRANTOR acquired its rights and interest in the Property by Deed of Easement dated July 7, 2023, from Greenwood Holdings, Inc., said Deed of Easement being of record in the Clerk's Office for the Circuit Court for the County of Albemarle, within Instrument Number 202300005765.

Grantor reserves unto itself, its successors, and assigns, all of the rights and privileges under the aforesaid Deed, until such time as the GRANTEE has issued a permit to GRANTOR authorizing the gas line to be and remain in place, and this conveyance is further expressly made subject to the following two (2) conditions, which shall be covenants running with the land:

1. That the above-described gas line may continue to occupy such streets or highways in the existing condition and location, operated and maintained by GRANTOR; and
2. GRANTOR shall always indemnify and save harmless GRANTEE, its employees, agents, and officers from any claim whatsoever arising from GRANTOR'S exercise of rights or privileges stated herein.

GRANTEE shall have and shall hold GRANTOR'S interests in the above-described Property, for so long as said Property is used as part of its public street or highway owned and maintained by GRANTEE or its successors or assigns charged with the responsibility and obligation to maintain public streets and highways, but upon abandonment of said Property's use for such purposes, all rights, privileges, interests, and easements in the Property herein described under the aforesaid easements shall revert to GRANTOR, its successors and assigns.

Notwithstanding other language contained herein which might appear to the contrary, the Parties agree that GRANTOR shall continue to own in fee simple the gas line improvements located within the above-described public roadway.

IN WITNESS WHEREOF, GRANTOR has caused its name to be assigned hereto and its seal to be affixed and attested by its appropriate officers, all after due authorization, on this ____ day of January, 2026.

GRANTOR:

CITY OF CHARLOTTESVILLE, VIRGINIA

Juandiego Wade
Mayor

COMMONWEALTH OF VIRGINIA
CITY OF CHARLOTTESVILLE


The foregoing Deed was acknowledged before me on this ____ day of January, 2026 by Juandiego Wade, Mayor, on behalf of the City of Charlottesville, Virginia.

Notary Public

Registration #: _____

My commission expires: _____

Approved as to form:



John Maddux, Esq.
City Attorney

EXHIBIT "A"

Plat