

Instrument Control Number

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007363

Commonwealth of Virginia
Land Record Instruments
Cover Sheet - Form A



Doc ID: 003017510003 Type: DEE
Recorded: 05/08/2006 at 11:55:49 AM
Fee Amt: \$23.00 Page 1 of 3
Albemarle County, VA
Shelby Marshall Clerk Circuit Court
File# 2006-00007363

BK 3205 PG 626-628

[ILS VLR Cover Sheet Agent 1.0.66]

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Date of Instrument: [5/8/2006]

Instrument Type: [DG]

Number of Parcels [1]

Number of Pages [2]

City County [Albemarle County] (Box for Deed Stamp Only)

First and Second Grantors

Last Name	First Name	Middle Name or Initial	Suffix
[Weather Hill Homes, Ltd.]	[]	[]	[]
[]	[]	[]	[]

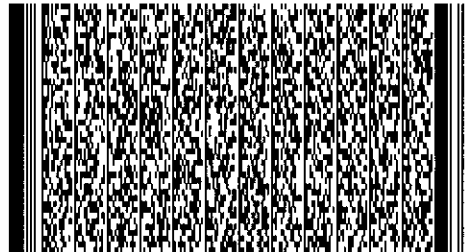
First and Second Grantees

Last Name	First Name	Middle Name or Initial	Suffix
[Parkside Village Home]	[]	[]	[]
[]	[]	[]	[]

Grantee Address (Name) [Parkside Village Homeowners' Association, Inc.]
 (Address 1) [PO Box 777]
 (Address 2) []
 (City, State, Zip) [Crozet] [VA] [22932]
 Consideration [0.00] Existing Debt [0.00] Assumption Balance [0.00]

Prior Instr. Recorded at: City County [Albemarle County] Percent. in this Juris. [100]
 Book [1974] Page [487] Instr. No []
 Parcel Identification No (PIN) [056A2-04-000A0]
 Tax Map Num. (if different than PIN) [56A2-4-A]
 Short Property Description [Parkside Village Common Open Space
 [see additional plats recorded: DB 2415 p 217; DB 2830 p 83]
 Current Property Address (Address 1) [N/A]
 (Address 2) [Property located end of Hill Top Road]
 (City, State, Zip) [Crozet] [VA] [22932]

Instrument Prepared by [Weather Hill Homes, Ltd.]
 Recording Paid for by [Weather Hill Homes, Ltd.]
 Return Recording to (Name) [Weather Hill Homes, Ltd.]
 (Address 1) [703 East Jefferson St.]
 (Address 2) []
 (City, State, Zip) [Charlottesville] [VA] [22902]
 Customer Case ID [PSV] [] []



Prepared by: Weather Hill Homes, Ltd. Portions of TMP #056A2-04-00-000A0

Return to: Weather Hill Homes, Ltd.
703 East Jefferson St.
Charlottesville VA 22902

THIS DEED OF GIFT, made this 8th day of May, 2006, by and between **WEATHER HILL HOMES, LTD.**, a Virginia corporation, Grantor, and **PARKSIDE VILLAGE HOMEOWNERS ASSOCIATION, INC.**, a Virginia corporation, Grantee, whose address is Post Office Box 777, Crozet, Virginia 22932.

WITNESSETH:

Pursuant to Section 58.1-811 (D) of the Code of Virginia, (1950), as amended, the Grantor **GRANTS** and **CONVEYS** with **GENERAL WARRANTY AND ENGLISH COVENANTS OF TITLE** unto Grantee the real estate located in Albemarle County, Virginia and described on Schedule "A" attached hereto.

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 limitation of time contained therein or have not otherwise become ineffective.

WITNESS the following signature and seal.

WEATHER HILL HOMES, LTD.

By: *Marc C. Powell* (SEAL)
Marc C. Powell, Vice President

STATE OF VIRGINIA, At Large
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 8th day of May, 2006, by Marc C. Powell, Vice President of Weather Hill Homes, Ltd.

My commission expires: April 30, 2007



Susan K. Blake
NOTARY PUBLIC



Schedule "A"

1. All that certain tract or parcel of land containing 4.252 acres and identified as Common Open Space on a plat by Roudabush, Gale & Associates dated September 11, 2000 entitled "Subdivision Plat Parkside Village Phase I" and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 1974, page 487 (the "Phase I Plat").
2. All that certain tract or parcel of land containing 1.442 acres identified on the Phase I Plat as Common Open Space.
3. That certain 20' Private Alley and Common Area Easement identified on the Phase I Plat as Indigo Alley.
4. That certain strip of land located at the eastern end of Indigo Road at the intersection with Cranberry Lane and labeled on the Phase I Plat "Reserved for Public Dedication Upon Demand by the County".
5. That strip of land located at the eastern end of Hilltop Street labeled "Reserved for Future Extension of Hill Top Street, to be Dedicated for Public Use Upon Demand by the County" on a plat by Roudabush, Gale & Associates dated September 3, 2002 with final revisions dated February 11, 2003 titled "Subdivision Plat Parkside Village Phase 2" and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 2415, page 217 ("Phase II Plat A").
6. That strip of land located at the western end of Hilltop Street labeled "40' Strip Reserved for Future Extension of Hill Top Street Upon Demand by the County" more particularly shown and described on a plat by Roudabush, Gale & Associates dated June 29, 2004, with last revisions dated August 4, 2004, titled "Subdivision Plat, Lot 23A, Lot 35A, Lot 36A and Parcel A Parkside Village - Phase 2" and recorded in the Clerk's Office of the Circuit Court of Albemarle County, Virginia in Deed Book 2830, page 83 ("Phase II Plat B").
7. All those strips of land designated on the Phase I Plat, the Phase 2 Plat A, and the Phase 2 Plat B as "4' Sidewalk and Easement."

The tracts or parcels conveyed herein are portions of the same property conveyed to the Grantor by deed of Clark Broadcasting Company dated March 25, 1999, recorded in said Clerk's Office in Deed Book 1808, page 458 and by deed of Malcolm W. Sandridge, Jr. and Effie M. Sandridge dated April 26, 1999 and recorded in said Clerk's Office in Deed Book 1810, page 668.

RECORDED IN CLERKS OFFICE OF
ALBEMARLE ON
May 08, 2006 AT 11:55:49 AM
\$0.00 GRANTOR TAX PD
AS REQUIRED BY VA CODE § 58.1-802
STATE: \$0.00 LOCAL: \$0.00
ALBEMARLE COUNTY, VA
SHELBY MARSHALL CLERK CIRCUIT COURT
Jaetta J. Mem DC