

DEED OF GIFT

THIS DEED OF GIFT is made and entered into as of the 17th day of May, 2011, by and between CHARLOTTESVILLE LAND DEVELOPMENT GROUP, L.L.C., a Virginia limited liability company ("Grantor"), and FOUR SEASONS AT CHARLOTTESVILLE COMMUNITY ASSOCIATION, INC., a Virginia non-stock corporation ("Grantee").

Boyd Miller 7/5/17 3:33 PM

Comment: Conveyance of Parcel A to the Association

WITNESSETH:

R-1. Grantor and Grantee, among others, entered into that certain Settlement Agreement dated of even date herewith (the "Settlement Agreement") setting forth their agreements and understanding in satisfaction of certain disputes arising with respect to those certain parcels of land containing in the aggregate approximately 203.905 acres, together with a 50' ingress/egress easement, originally anticipated to be developed as a community of approximately five hundred thirty-five (535) age-restricted, single family detached homes to be known as Four Seasons (the "Project"), it being acknowledged, however, that the current zoning/proffers for the Project allow for the development of up to six hundred fifty (650) "age-restricted single family units" within the Project.

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Comment: The dispute over termination of the Four Seasons DCCR

R-2. Pursuant to the Settlement Agreement, Grantor agreed to convey to Grantee, for no monetary consideration, the private streets and common areas within Phase One of the Project.

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Comment: Agreement to convey Parcel A deed to the Association with restrictions

NOW, THEREFORE, in consideration of the foregoing recitals and the sum of One Dollar (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged by the Grantor, Grantor does grant and convey, with Special Warranty of Title, unto Grantee all that certain property, together with improvements thereon situated and lying in Greene County, Virginia, and being more particularly described as follows:

All of Parcel A, FOUR SEASONS, PHASE ONE (1), Greene County, Virginia, as duly dedicated, platted and recorded in Deed of Subdivision and Easement recorded on May 11, 2006, in Deed Book 1014 Page 300, also shown on Plat Cards 3875 through 3892, among the land records of Greene County, Virginia, together, with the right to use in common with the Grantor, and the Grantor's successors and assigns, that certain 50' ingress/egress easement created by Deed of Dedication and Easements recorded in Deed Book 952 at page 239, among the Greene County land records and as shown on Plat Cards 3701, 3702, 3703 and 3704 (said easement being shown on the Plat--Sheet 2 of 18--as "Ex. 50' Ingress/Egress Easement").

AND BEING a portion of the same property acquired by Grantor by Substitute Trustee's Deed dated May27, 2009, and recorded in Deed Book 1217, at page 155, among the land records of Greene County, Virginia.

This conveyance is made expressly subject to the conditions, restrictions, rights of way, and easements and other instruments of record, if any, legally affecting the aforementioned described property.

Boyd Miller 7/5/17 3:36 PM

Comment: This includes the amended DCCR obligation to convey portions of the common area to a Master Association.

IN WITNESS WHEREOF, the Grantor has caused this Deed of Gift to be duly executed, under seal, as of the day and year first above written.

CHARLOTTESVILLE LAND DEVELOPMENT GROUP, L.L.C., a Virginia limited liability company