OFFICIAL RECEIPT
NORTHAMPTON COUNTY CIRCUIT COURT
DEED RECEIPT

DATE: 09/30/15 TIME: 15:46:10 ACCOUNT: 131CLR150001332 RECEIPT: 15000005195
CASHIER: SBS REG: NB15 TYPE: DBS PAYMENT: FULL PAYMENT
INSTRUMENT : 150001332 BOOK: PAGE: RECORDED: 09/30/15 AT 15:46
GRANTOR: THE NATURE CONSERVANCY EX: N LOC: CO
GRANTEE: COMMONWEALTH OF VIRGINIA DEPT OF CONSERVATION AND EX: Y PCT: 100%
AND ADDRESS : 900 E MAIN ST RICHMOND, VA. 23219
RECEIVED OF : BRIDGETRUST TITLE GROUP DATE OF DEED: 08/26/15
CHECK: $300.50 36781
DESCRIPTION 1: LOT 2 DAVIS SUBDIVISION ON DAVIS ROAD 1.145AC PAGES: 8 OP: 0
2: NAMES: 0
CONSIDERATION: 300,490.73 A/VAL: 295,000.00 MAP: 112E-1-2
PIN:

038	DEEDS OF CONVEYANCE	150.25	220	GRANTOR TAX	150.25

TENDERED : 300.50
AMOUNT PAID: 300.50
CHANGE AMT : .00

CLERK OF COURT: TRACI L. JOHNSON

PAYOR'S COPY
RECEIPT COPY 1 OF 3

Print

Circuit Court Deed Calculation for Northampton Circuit

Court uses its own cover sheet. Please contact the court for instructions.

Deed Type:	DBS --> DEED (BARGAIN AND SALE)
Grantor Exempt:	N
Grantee Exempt:	Y
Consideration Amount:	$300,490.73
Assume/ Value Amount:	$295,000.00
Locality Percent:	100.00000%
Pages:	8
Names:	0
O/ P:	0
Date:	9/30/2015

Fee	Amount
Clerk Recording and Indexing Fee (301)	$ ~~14.50~~ Exempt
VSLA (145)	~~1.50~~
Technology Trust Fund (106)**	~~5.00~~
State Grantee Tax (039)	0.00
Local Grantee Tax (213)	0.00
State Grantor Tax (038)	150.25
Local Grantor Tax (220/223)	150.25
Transfer Fee (212)	~~1.00~~
Regional Congestion Relief Fee (014)	0.00 Exempt
Virginia Outdoors Foundation (035)	~~1.00~~
Processing Fee (036)*	0.00
Copy Fee (236)	0.00
Total:	~~$ 323.50~~ $300.50

Note: Clerk's Fees 301, 212 and 035 are also exempt. Total should be $300.50.

*Clerk and Deed Processing Fees do not appy to any agency of the Commonwealth of Virginia.
**The Technology Trust Fund fee does not apply to any federal, state, or local government.

This Deed is exempt (i) from recordation taxes pursuant to Section 58.1-811.A.3. of the Code of Virginia (1950), as amended, and (ii) from the payment of Clerk's fees pursuant to Section 17.1-266 of the Code of Virginia (1950), as amended.

Consideration: $300,490.73
Actual Value: $295,000.00

Grantee's Title Insurer: Old Republic National Title Insurance Company

Deed Prepared By: Commonwealth of Virginia, Office of the Attorney General

Tax Parcel – 112E-1-2

DEED

This DEED is dated the 26th day of August 2015, by and between THE NATURE CONSERVANCY, a District of Columbia non-profit corporation, "Grantor", and the COMMONWEALTH OF VIRGINIA, DEPARTMENT OF CONSERVATION AND RECREATION, "Grantee", whose address is 900 E. Main St., Richmond, VA 23219.

WITNESSETH:

That for and in consideration of the sum of Three Hundred Thousand Four Hundred Ninety and 73/100 Dollars ($300,490.73), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and of which amount the parties certify, to the best of their knowledge and belief, Two Hundred Ninety Five Thousand and No/100 Dollars ($295,000.00) to be the actual value of the property herein conveyed with the balance being to reimburse the Grantor for certain expenses incurred associated with the property herein conveyed, the Grantor does hereby grant and convey, with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE, to the Grantee, the following described property (the "Property"):

ALL of that certain parcel of land, together with the improvements thereon and all rights, privileges, appurtenances, easements and rights of way thereunto belonging or in anywise appertaining, identified as Lot 2 of the Davis Subdivision, containing approximately 1.145 acres, located on "Davis Road" in the Capeville Magisterial District of Northampton County, Virginia (Tax Parcel #112E-1-2), and being more particularly identified as "1.145 ACRES INST. #140001569 DAVIS SUBV. LOT 2" and shown on that certain plat of survey made by Marsh & Legge Land Surveyors, P.L.C., dated October 20, 2014, entitled "BOUNDARY SURVEY OF THE LAND OF MARK A.H. DAVIS, SUCCESSOR CUSTODIAN FOR M. ALEXANDER H. DAVIS AND HEYDEN S.H. DAVIS," a copy of which is recorded as Instrument #150000685 in the Clerk's Office, Circuit Court of Northampton County, Virginia.

SEP25 3:17PM

BEING the same property conveyed to The Nature Conservancy, a District of Columbia non-profit corporation, by Deed of Bargain and Sale from Mark A. H. Davis, Successor Custodian for M. Alexander H. Davis and Heyden S. H. Davis, respectively, under the Virginia Uniform Transfers to Minors Act (21), dated May

12, 2015, recorded May 21, 2015 as Instrument #150000685 in the Clerk's Office, Circuit Court of Northampton County, Virginia.

The Property is hereby dedicated in perpetuity as an addition to the Pickett's Harbor Natural Area Preserve pursuant to the Virginia Natural Area Preserves Act, Sections 10.1–209 through 10.1-217 of the Code of Virginia (1950), as amended. The Pickett's Harbor Natural Area Preserve has been established for the purposes of preservation, restoration, and protection of its natural heritage resources, including, but not limited to, the Northeastern Beach Tiger Beetle (*Cicindela dorsalis*), Maritime Upland Forest, and Landbird Migratory Concentration Area and any other natural heritage resources the Property may support now or in the future.

The Property also is hereby designated to be retained in perpetuity and used for the preservation and provision of open-space land for conservation of its natural heritage resources and open space values in accordance with the Open-Space Land Act Sections 10.1-1700 through 10.1-1705 of the Code of Virginia, (1950), as amended, and shall be protected from conversion to uses in conflict therewith.

It is the purpose of this Deed to ensure that the Pickett's Harbor Natural Area Preserve, through restrictions contained herein, will be retained and managed in perpetuity in a manner that furthers the maintenance, preservation, restoration, and management of the numerous natural heritage resources of the Pickett's Harbor Natural Area Preserve as well as natural conditions for all upland forest, wetland, stream, and riparian and other aquatic habitats and the native species these habitats support on the Pickett's Harbor Natural Area Preserve, and to allow appropriate and compatible uses and activities while prohibiting or restricting any use or activity not compatible with the natural area preserve dedication. Grantee shall incorporate the Property into its natural area preserve management plan for the Pickett's Harbor Natural Area Preserve. All activities conducted in this natural area preserve shall be consistent with Grantee's natural area preserve management plan and all amendments thereto.

Improvements to the Property to support compatible and appropriate visitor activities and site management needs shall be permitted provided that the number, location, size, extent, length, surface materials, and construction methods are in keeping with the conservation purpose of the Property and are consistent with Grantee's natural area preserve management plan and all amendments thereto. Such improvements may include parking areas, trails, sanitary facilities, information kiosks, gates, signage, boardwalks, observation platforms, and other structures or improvements that may be required for preserve management.

This conveyance is made subject to covenants, easements, conditions, restrictions, and agreements, appearing of record in the chain of title to the property herein conveyed, insofar as they may be lawfully applicable to the Property.

TERMS OF GRANT AWARD. Funds for the purchase of the Property were provided in part by NOAA grant numbers NA12NOS4190168 Task 10.02, NA13NOS4190135 Task #10 and NA14NOS4190141 Task #10 from the Virginia Coastal Zone Management Program at the Department of Environmental Quality and the National Oceanic and Atmospheric

Administration. Future use and disposition of the Property is subject to the terms and restrictions contained in the grants, which are hereby incorporated by reference, and the Terms of Grant Agreement, attached hereto as Exhibit A and recorded herewith, and to the other administrative requirements of the applicable grant funding program of the Department of Environmental Quality.

[Signature Page to Follow]
[Remainder of the Page Intentionally Left Blank]

IN WITNESS WHEREOF, The Nature Conservancy, a District of Columbia non-profit corporation, has caused this Deed to be executed on its behalf by its duly authorized representative.

THE NATURE CONSERVANCY,
a District of Columbia non-profit corporation

By: _____
William Kittrell, Deputy Virginia State Director

ATTEST:

By: _____
George W. Barlow, III, Assistant Secretary

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF Charlottesville, to wit:

The foregoing Deed was acknowledged before me this 26th day of August 2015, by William Kittrell, Deputy Virginia State Director of The Nature Conservancy, a District of Columbia non-profit corporation, on behalf of the corporation, Grantor.

My commission expires: 8/31/2016.

Notary Registration #: 187946

STEPHEN D. SUPPLE
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES AUG. 31, 2016
COMMISSION # 187946

_____
Notary Public

Dedication of the Property, which qualifies as a "natural area" to be dedicated as a "natural area preserve" under Virginia Code Sections 10.1-209 through 10.1-217, is accepted pursuant to Virginia Code Section 10.1-213, and open-space designation is made pursuant to Virginia Code Section 10.1-1701, this 4th day of September, 2015.

Dedication Accepted and Designation Made:

DEPARTMENT OF CONSERVATION AND RECREATION,

By: _____
Clyde E. Cristman, Director

COMMONWEALTH OF VIRGINIA
CITY/~~COUNT~~Y OF Richmond, to wit:

The foregoing Deed was acknowledged before me this 4 day of September 2015, by Clyde E. Cristman, Director of the Commonwealth of Virginia, Department of Conservation and Recreation, on behalf of the department, Grantee.

My commission expires: 1-31-16

Notary Registration #: 7516275

_____
Notary Public

Grantee's Address:
600 East Main Street – 24th Floor
Richmond, VA 23219

DEBORAH A. PUZZO
NOTARY PUBLIC
REG # 7516275
MY COMMISSION EXPIRES
1/31/2016
COMMONWEALTH OF VIRGINIA

OFFICE OF ATTORNEY GENERAL
Approved as to Form:

By: _____
J. Duncan Pitchford
Assistant Attorney General

RECOMMEND APPROVAL:
DEPARTMENT OF GENERAL SERVICES

By: _____
Richard F. Sliwoski, Director

APPROVAL BY THE GOVERNOR:

Pursuant to Section 2.2-1149 of the Code of Virginia (1950), as amended, and as the official designee of the Governor of Virginia, as authorized and designated by Executive Order No.88 (01), dated December 21, 2001, I hereby approve the acquisition of the property described in the attached or foregoing Deed, and the execution of this instrument for, on behalf of, and in the stead of the Governor of Virginia.

Nancy Rodrigues 9/1/2015
Secretary of Administration Date

EXHIBIT A

Terms of Grant Agreement

The Commonwealth of Virginia, Department of Conservation and Recreation and its successors and assigns (hereinafter the Department) acknowledges that the above described Property is acquired in part with funds received from the Virginia Coastal Zone Management Program at the Department of Environmental Quality (hereinafter the VA CZM at DEQ) and that the Property is subject to all the terms and conditions of grant numbers NA12NOS4190168 Task 10.02, NA13NOS4190135 Task #10 and NA14NOS4190141 Task #10.

The Department acknowledges that the Property is acquired for the approved purpose of long-term conservation of coastal ecosystems, thereby preserving and protecting in perpetuity the multiple, interrelated uplands and wetlands which are critical to coastal resident and migratory birds, fish, wildlife, rare species and their habitats. Further, this Property lies directly within the critical area boundary of that migratory songbird corridor. The protection, restoration and management of migratory songbird habitat on the Property are of primary importance.

(a) Disposition of Real Property: The real property interest acquired by the Department with Virginia Coastal Zone Management Program grant funds shall be administered in accordance with the grant terms and conditions for the long term management of the property as stated above. Otherwise, it shall be subject to Paragraphs b and c below.

(b) Prior Approval Required for Resale: By signature of the Department on this document and by acceptance of the grant monies, the Department agrees not to sell, transfer, hypothecate, or otherwise dispose of or encumber the land or parcels of land, or any portion thereof, or change the original use for which the Property was acquired, without first obtaining the prior written approval of the VA CZM at DEQ and the National Oceanic and Atmospheric Administration. If at any future date the Department deems it necessary and/or desirable to sell the Property or any portion thereof, the Department shall notify the VA CZM at DEQ immediately; and

(c) Terms of Resale: Further, upon such approval and at the option of the VA CZM at DEQ, if the land or any parcel of the land is sold, transferred, hypothecated, or otherwise disposed of or encumbered, or ceases, in the opinion of the VA CZM at DEQ, to be used in whole or in part for the purpose for which it was acquired and held, the VA CZM at DEQ will provide instructions for one of the following alternatives:

(1) Provide to the VA CZM at DEQ (or an appropriate landholding entity of its choosing) real property that is of equal value and will serve the purpose for which the original Property was acquired; or

(2) Acquire title to and manage real property that is of equal value and will serve the purpose for which the original Property was acquired; or

(3) Repay to the VA CZM at DEQ, on terms and conditions satisfactory to the VA CZM at DEQ, in cash, the proportionate share of the funds of the original purchase price. The amount paid to the VA CZM at DEQ will be computed by applying the VA CZM at DEQ's percentage of participation in the cost of the original easement purchase as stated in R10 in the document above. A percentage of the funds derived from a resale shall be reinvested in land within Virginia's Coastal Zone for the purposes of sensitive coastal habitat protection and/or public access to coastal waters. This percentage shall be equivalent to the ratio of federal plus match dollars to total project cost as specified by the terms of grant numbers NA12NOS4190168 Task 10.02, NA13NOS4190135 Task #10 and NA14NOS4190141 Task #10.

INSTRUMENT #150001332
RECORDED IN THE CLERK'S OFFICE OF
NORTHAMPTON COUNTY ON
SEPTEMBER 30, 2015 AT 03:46PM
$300.50 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: $150.25 LOCAL: $150.25

TRACI L. JOHNSON, CLERK
RECORDED BY: SBS