

TAX MAP #2003323; 2003325; 12000815; 12000817

RW-16 (LA)
Revised 9/16
UPC 119638

**PREPARED BY VDOT
UNDER SUPERVISION OF THE
OFFICE OF THE ATTORNEY GENERAL**

Exempted from recordation taxes
and fees under Sections 58.1-811(A)(3),
58.1-811(C)(5), 58.1-3315, 25.1-418,
42.1-70, 17.1-266, and 17.1-279(E), and 58.1-811(D)

This **Deed**, made this _____ day of _____, 2025, by and between the
CITY OF HAMPTON, Virginia, a Municipal Corporation, hereinafter designated as Grantor, and
the COMMONWEALTH OF VIRGINIA, Grantee,

WITNESSETH: That for in consideration of the sum of \$136,970.00 paid by the Grantee
to the Grantor, receipt of which is hereby acknowledged, and in connection with improvements
to Interstate 64, Highway Project 0064-114-374, RW-201 (the "Project"), the Grantor hereby
grants and conveys unto the Grantee in fee simple, with General Warranty and English
Covenants of Title, the land located in the City of Hampton, and described as follows:

Parcel 040

Being as shown on sheets 16RW, 16(1)RW, and 17RW of the plans for Interstate 64,
State Highway Project 0064-114-374, RW-201, and beginning on the Northwest (left) side of I-
64 W. B. Baseline from the lands now or formerly belonging to the Commonwealth of Virginia
opposite Station 1741+57.85 to a point in the lands of the Grantor opposite Station 1749+17.62,
containing 7,663 square feet, more or less, land; together with the temporary right and
easement to use the additional area shown as being required for the proper construction of cut
and/or fill slopes, containing 2.197 acres or 95,687 square feet, more or less.

Said temporary construction easement shall terminate at such time as the construction
of the aforesaid Project is completed. Grantee shall restore all of Grantor's property affected by
the Project to a condition that is as close as reasonably possible to its pre-construction
condition.

The source being a portion of the land acquired by the landowner by FINAL ORDER CONFIRMING COMMISSIONERS REPORT from Hampton Country Club, Inc. dated March 1, 1973 recorded March 15, 1973 in Deed Book 460 at Page 605 as tax id 12000817 in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia; and also the source being a portion of the land acquired by the landowner by Deed from Walnut Homes, Incorporated dated November 16, 1972 recorded November 17, 1972 in Deed Book 457 at Page 634 as tax id 12000815 in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia.

Parcel 041

Being as shown on sheet 13RW of the plans for Interstate 64, State Highway Project 0064-114-374, RW-201, and beginning on the Northwest (left) side of I-64 W. B. Baseline from lands now or formerly belonging to the Commonwealth of Virginia opposite Station 1724+15.44 to the lands now or formerly belonging to the Commonwealth of Virginia opposite Station 1724+72.03, containing 821 square feet, more or less, land; together with the temporary right and easement to use the additional area shown as being required for the proper construction of cut and/or fill slopes, containing 518 square feet, more or less.

The source being all of the land acquired by the landowner by Deed from Anne S. Fowler and Harry G. Fowler dated April 20, 1967 recorded April 20, 1967 in Deed Book 391 at Page 216 as tax id 2003325 in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia.

Parcel 042

Being as shown on sheets 13RW and 14RW of the plans for Interstate 64, State Highway Project 0064-114-374, RW-201, and beginning on the Southeast (right) side of I-64 E. B. Baseline from the lands now or formerly belonging to the Commonwealth of Virginia opposite Station 723+96.01 to the lands now or formerly belonging to the Commonwealth of Virginia opposite Station 725+41.51, the temporary right and easement to use that certain land for the proper construction of cut and/or fill slopes, containing 4,649 square feet, more or less.

Said temporary construction easement shall terminate at such time as the construction of the aforesaid Project is completed. Grantee shall restore all of Grantor's property affected by the Project to a condition that is as close as reasonably possible to its pre-construction condition.

The source being a portion of the land acquired by the landowner by Deed from M.V. Johnson (aka Maurice V. Johnson) dated November 16, 2004 recorded November 16, 2004 in Instrument #040031034 at Page 0911 as tax id 2003323 in the Office of the Clerk of the Circuit Court of the City of Hampton, Virginia.

For a more particular description of the land herein conveyed, reference is made to photocopies of Sheet Nos. 13, 13RW, 14, 14RW, 16, 16RW, 16(1), 16(1)RW, 17, 17RW, 18,

18RW, 19, 19RW, 20, and 20RW showing outlined in RED the land conveyed in fee simple, and ORANGE the temporary construction easements which photocopies are hereto attached as a part of this conveyance and recorded simultaneously herewith in the State Highway Plat Book _____, Page _____.

AND FURTHER WITNESSETH: THAT WHEREAS, all or part of State Highway Route 0064 has been designated as a Limited Access Highway in accordance with the provisions of Sections 33.2-401, 33.2-402, 33.2-403 and 33.2-404, of the Code of Virginia of 1950, as amended;

NOW, THEREFORE, for the aforesaid consideration the Grantor doth also hereby grant and convey unto the Grantee with general warranty any and all easements of access, light or air, incident to the lands of the Grantor abutting upon the Limited Access Highway, and/or upon any of its ramps, loops, or connections at and with intersecting highways, the line or lines along which easements herein conveyed lie being described as follows:

Being shown on Sheets 13, 13RW, 16, 16RW, 17, 17RW, 18, and 18RW of the plans for Interstate 64, State Highway Project 0064-119-374, RW-201, from a point on the Northwest proposed right of way and limited access line opposite Station 1724+15.44 (I-64 W.B. Baseline) the lands of the Grantor thence along the said existing right of way and proposed limited access line to a point opposite approximate Station 1724+72.03, and also from opposite Station 1741+57.85 to opposite Station 1756+60.53, the lands of the Grantor as indicated on the aforesaid plans and marked in BLUE.

It is covenanted and agreed that this conveyance is made pursuant to the provisions of Sections 33.2-401, 33.2-402, 33.2-403 and 33.2-404, of the Code of Virginia of 1950, as amended, which shall be a covenant running with the abutting lands of the Grantor, which abut upon the Limited Access Highway, and/or upon any of its ramps, loops, or connections at or with intersecting highways, along the line or lines hereinabove described, as if the Article, as amended, were herein fully recited. Nothing herein contained shall be construed to convey any easement of access, light or air, incident to any lands of the Grantor abutting upon any highway

other than the Limited Access Highway, ramps, loops, and connections, nor as denying the Grantor the right of ingress to and egress from any of the Grantor's lands which abut upon any service road now or hereafter constructed by the Grantee to provide access to and from the Limited Access Highway.

The Grantor by the execution of this instrument acknowledges that the plans for the aforesaid Project as they affect their property have been fully explained to them or their authorized representative.

The Grantor covenants and agrees for themselves, their heirs, successors and assigns, that the consideration hereinabove mentioned and paid to them shall be in lieu of any and all claims to compensation for land, including all costs to cure and all incurable damages to the value of the Grantor's remaining property, if any, which may result by reason of the use to which the Grantee will put the land to be conveyed, including such drainage facilities as may be necessary.

SIGNATURE AND NOTARY ON FOLLOWING PAGE

CITY OF HAMPTON, VIRGINIA
a municipal corporation

By _____

Title _____

COMMONWEALTH OF VIRGINIA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
2025, by _____,
(Name of officer or agent)

_____ of _____
(Title of officer or agent) (Name of Company)

a _____ municipal _____ corporation, on behalf of the corporation.
(State)

My Commission expires _____.

Notary Registration No.: _____.

Notary Public

Approved As To Form

City Attorney

GRANTEE'S MAILING ADDRESS:
Virginia Department of Transportation
Right of Way and Utilities Section
7511 Burbage Drive
Suffolk, Virginia 23435