

Document Prepared By:

BK 0787 PG 00504

Michael S. Ferguson
3912 Electric Road
P. O. Box 20487
Roanoke, VA 24018

Property Address:

Tax Map No.
111.1-040

THIS DEED OF GIFT, made and entered into this 19th day of June, 2003, by and between MICHAEL E. SHELTON, Grantor, and CHEROKEE HILLS WATERWORKS, INC., a Virginia corporation, Grantee.

WITNESSETH:

NOW THEREFORE, THAT FOR AND IN CONSIDERATION of the mutual benefits to the parties and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby give, grant and convey with General Warranty and Modern English Covenants of Title as provided for in Section 55-70, et seq., of the Code of Virginia of 1950, as amended, unto the Grantee, a portion of Lot No. 29 of Unit Number Two of the Cherokee Hills Subdivision, Franklin County, Virginia, and described as Lot No. 29-A by survey made by Alfred H. Carter, C.L.S., dated March 16, 1967, and described as follows:

Beginning at an iron on State Road No. 609; thence North 21° 00' 110.00 feet to an iron at Lot No. 29-B; thence with new dividing line of Lot No. 29-A and 29-B, South 68° 44' 30" East 168.81 feet to an iron; thence with Yana Road, South 50° 06' 30" West 120.03 feet to a point in a curve; thence with the curve of Yana Road and State Road No. 609, 67° 53' 40" R. 20.00 feet L., 23.70 feet to a point on State Road No. 609; thence with said State Road 609, Chord North 65° 21' 30" West 90.69 feet to an iron, the point of BEGINNING, containing 0.35 acre, more or less, being known and

designated as Lot No. 29-A of Unit Two of said subdivision.

The party of the first part, in addition to conveying the said Lot No. 29-A conveys all tanks, pumps, and equipment located on said lot.

BEING the same property conveyed to Michael E. Shelton by deed dated June 28, 1981 from Piedmont Water Company, Inc., which is recorded in the Clerk's Office of the Circuit Court for Franklin County, Virginia, in Deed Book 484, at Page 135.

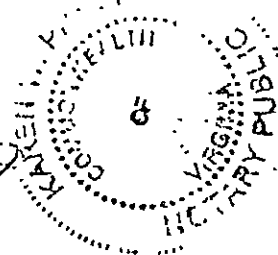
It is further understood and agreed that the party of the first part conveys to the party of the second part, Cherokee Hills Waterworks, Inc., a perpetual easement over and across all designated utility installation easements as shown on the various maps of the Cherokee Hill Subdivision, with the right of ingress and egress over the designated routes shown on said maps for the purpose of installing and maintaining a water line and water system to all persons and customers residing in the Cherokee Hills Subdivision.

This conveyance is made subject to all effective easements, restrictions and conditions affecting the property herein conveyed.

This deed has been prepared without the benefit of a title examination.

WITNESS the following signature and seal:


MICHAEL E. SHELTON



STATE OF VA)
) to-wit:
COUNTY OR CITY OF Martinsville)

The foregoing instrument was acknowledged before me this 30th day of June, 2003, by MICHAEL E. SHELTON.

BK 0787 PG 00506

My Commission expires 12-31-05.

Karen W. Pratt
NOTARY PUBLIC

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This deed is non-taxable pursuant to Virginia Code Section 58.1-811(d) of the Code of Virginia, 1950, as amended.

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St. R. Tax	
Co. R. Tax	
Transfer	<u>1.00</u>
Clerk	<u>14.50</u>
Lib. (145)	<u>1.50</u>
Grantor Tax	
TTF	<u>3.00</u>
Total \$	<u>20.00</u>

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

The foregoing instrument with acknowledgment was

admitted to record on July 15 2003.

at 10:30 A.M. in D.B. 787 Page(s) 504

Teste:

Alice S. Hall, Clerk

By: Kim S. New, Dep. Clerk