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84-3767

PIEDMONT WATER COMPANY, INC.,  
a Virginia Corporation

FROM: DEED

REED CREEK WATER COMPANY, INC.,  
a Virginia Corporation

THIS DEED made this 30th day of August, 1984, by and between REED CREEK WATER COMPANY, INC., a Virginia Corporation, party of the first part; and PIEDMONT WATER COMPANY, INC., a Virginia Corporation, party of the second part.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid by the party of the second part to the party of the first part, receipt of which is hereby acknowledged, and the further provisions of this deed, the said party of the first part does hereby grant, bargain, sell and convey with General Warranty of Title unto the said PIEDMONT WATER COMPANY, INC., a portion of Lot No. 29 of Unit Number Two of the Cherokee Hills Subdivision located on County Route No. 609 in Snow Creek District, 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 No. 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.

The property herein conveyed is all of the same property conveyed to Reed Creek Water Company, Inc., by deed dated April 11, 1967, of record in the Franklin County Circuit Court Clerk's Office in Deed Book 237, page 647, to which deed reference is here had for a more particular description of the property herein conveyed.

It is further understood and agreed that the party of the first part conveys to the party of the second part, Piedmont Water Company, Inc., a perpetual easement over and across all designated utility installation easements as shown on the various maps of the Cherokee Hills Subdivision, with 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.

The said Piedmont Water Company, Inc., party of the second part, do hereby agree, as part of the consideration of this deed, to furnish as adequate water supply to all the homes or residences located in the Cherokee Hills Subdivision and charge each customer using water a monthly rate in accordance with the rates fixed by the State Corporation Commission.

TO HAVE AND TO HOLD unto the said party of the second part, its successors and assigns forever, in fee simple.

WITNESS the following signatures and seals this day and year first above written:

REED CREEK WATER COMPANY, INC.

BY: Eugene F. Oakes  
Eugene F. Oakes, President

STATE OF VIRGINIA (AT LARGE),

CITY OF MARTINSVILLE, to-wit:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 1984, by Eugene F. Oakes, President of Reed Creek Water Company, Inc.

My commission expires: 4/02/88

Dwight H. Davis  
NOTARY PUBLIC

BROADBUSH, EPPERLY,  
BROADBUSH & WARREN  
ATTORNEYS AT LAW  
MARTINSVILLE, VIRGINIA

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument is acknowledged to be the act and deed of the party hereinabove named, and the same is duly recorded in Deed Book 381, page 1856, and the certificate of acknowledgment therein annexed. The fees imposed by Sec. 58-54 and Sec. 58-54.1 of the Code of Virginia, in the amount of \$10.00 have been paid.

Wm. J. Walker, Jr.