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INST. NO. / FOR YEAR 1988

BK 0432 PG 01450

THIS DEED OF EASEMENT, made this the 21ST day of June, 1988, by and between PETER S. FENN and ANN T. FENN, husband and wife hereinafter referred to as Grantor, parties of the first part, and DEER CREEK WATER CO., INC., a Corporation validly organized and existing within the laws of the Commonwealth of Virginia, hereinafter referred to as Grantee, party of the second part,

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in hand paid, the receipt whereof is hereby acknowledged, and for other good and valuable considerations, the Grantors do hereby grant, bargain, sell, deed and convey, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE unto the Grantee, that certain 4 inch waterline and 15 foot easement running approximately parallel to State Route 1323 from State Route 616 to Clubhouse Drive, State Route 1321, and then joining the 20 foot public utility easement running between Lot 33 and Lot 32 of Deer Creek Estates running over and through that 3.07 acre tract as shown on the attached plat prepared by Philip W. Nester, Land Surveyor, dated April 12, 1988, Job Number 115-88, a copy of which plat is attached herewith and made a part of this deed of easement.

BEING the same property conveyed to Peter S. Fenn and Ann T. Fenn, husband and wife, from Deer Creek Estates, Inc., by deed bearing date of October 1, 1987, which deed is of record in the Clerk's Office of the Circuit Court of Franklin County,

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Virginia, in Deed Book 421, at Page 1492.

This conveyance is made subject, however, to all easements, conditions, restrictions, and reservations appearing of record which now affect said property.

TO HAVE AND TO HOLD unto the Grantee, as tenants by the entirety with the right of survivorship as at common law, forever in fee simple.

WITNESS the following signatures and seals:


PETER S. FENN (SEAL)

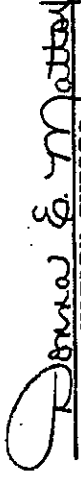

ANN T. FENN (SEAL)

COMMONWEALTH OF VIRGINIA)
COUNTY OF FRANKLIN) to-wit

I, Dana E. Motter, a Notary Public of
and for the County of Franklin, in the State of Virginia,
heraby certify that Peter S. Fenn and Ann T. Fenn, husband and
wife, whose names are signed to the foregoing deed of easement,
bearing date on the 21ST day of June, 1988, have this day
personally appeared before me in my State and County aforesaid
and acknowledged the same.

My commission expires July 14, 1989.

Given under my hand and seal this 21ST day of June,
1988.


NOTARY PUBLIC

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ST TAX 58.1-801 (039)	\$.15
LOCAL TAX (213)	\$.05
TRANSFER FEE (212)	\$
CLERK'S FEE (301)	\$ 10.00
PLATS (301)	\$ 10.00
ST TAX 58.1-802 (038)	\$
LOCAL 58.1-802 (220)	\$
LOCAL 58.1-802 (223)	\$
TOTAL	\$ 20.20

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
21 day of JUNE, 1981, this
instrument was presented with the
certificate of acknowledgment annexed
& admitted to record at 1:34 P.M.
The tax imposed under Sec. 58.1-802
has been paid.

Teste: Wm. J. Walker, Jr., Clerk.