

BK 0997 PG 02663

Prepared by:
Whitlow & Youell, PLC
26 W. Kirk Avenue
Roanoke, VA 24011

Grantee's Address:
1807 Murry Road, SW, # O
Roanoke, VA 24018

Tax Map Number: 47.3-44
Consideration: \$9,000

THIS DEED is made this 16 day of May, 2011, by and between FOX CHASE
PROPERTY OWNER'S ASSOCIATION, INC., Grantor, and FOX CHASE WATER
COMPANY, LLC, a Virginia limited liability company, Grantee.

WITNESSETH

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00), cash in
hand, paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt and
sufficiency of which is hereby acknowledged, the Grantor does hereby bargain, sell, grant and
convey with General Warranty unto the Grantee all that certain lot or parcel of real property with
the appurtenances thereunto belonging, lying and being in Franklin County, Virginia, and more
particularly described as follows:

That certain well easement, together with all privileges and appurtenances
thereunto, designated as "WELL EASEMENT", including the area described in
metes and bounds, and being shown and described on plats of survey prepared by
Philip W. Nester, Land Surveyor, dated January 8, 1992, of record in Deed Book
494, Page 820, and dated May 23, 1992, of record in Deed Book 500, Page 158,
in the Clerk's Office, Circuit Court of Franklin County; such easement running
with Lot 1, and with the right of ingress and egress to service said well for use as
a water supply pursuant to the Declaration of Protective Covenants for Fox Chase
Subdivision, said Protective Covenants of record in the aforesaid Clerk's Office in
Deed Book 494, Page 813.

BEING part of the same property conveyed to Fox Chase Property Owner's
Association, Inc., a Virginia corporation, by Deed of Dedication from Spring-
Tide, Ltd., a Virginia corporation, dated September 23, 1994, recorded in the
Clerk's Office of the Circuit Court for the County of Franklin, Virginia on
November 4, 1994, in Deed Book 554, page 1175, and Deed of Correction from
Spring-Tide, Ltd., a Virginia corporation, dated April 20, 1999, recorded in the

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Clerk's Office of the Circuit Court for the County of Franklin, Virginia on April 27, 1999, in Deed Book 649, page 87.

In addition to the hereinabove described property, the Grantor hereby grants and conveys unto the Grantee all equipment, tanks, pumps, meters, parts, filter systems, distribution lines, pipes, including but not limited to all pipes located in the road and rights of way in Fox Chase, and now a part of the water works in said Subdivision, and all other items related to or used in the operation of the water works and/or water system in said Subdivision, well lots, water tank lots and non-exclusive easement of ingress and egress.

This deed is subject to all easements, reservations, restrictions and conditions of record affecting the hereinabove described property.

TO HAVE AND TO HOLD said lot or parcel of real property, together with all easements and appurtenances belonging thereto, unto the Grantee, its successors and assigns forever.

WITNESS the following signature and seal:

GRANTOR:

FOX CHASE PROPERTY OWNER'S
ASSOCIATION, INC.

By: John Baird, President
John Baird, President

STATE OF VIRGINIA
CITY/COUNTY OF ARLINGTON

The foregoing instrument was acknowledged before me this 16 day of May, 2011, by

John Baird, President of Fox Chase Property Owner's Association, Inc.



Dorothy Posey
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #7351370
My Commission Expires
October 31, 2014

Notary Public

My commission expires



EX 0997 PG 02665

INSTRUMENT #110003232
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
MAY 19, 2011 AT 02:12PM
\$9.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$4.50 LOCAL: \$4.50

TERESA J. BROWN, CLERK
RECORDED BY: AMT