

BK 1015 PG 01408

Tax Map Parcel Number: 52.-4; 52.-4.1;
52.10-33; 52.10-34; 52.10-37

Prepared by and Return to:

George I. Vogel, III
Vogel & Cromwell, LLC
204 McClanahan Street
Roanoke, VA 24014

Consideration: \$0.00

Grantee(s) Address:

1001 Wade Avenue, Suite 301
Raleigh, NC 27605

This Deed is exempt from recording Costs pursuant to Va. Code § 59.1-81(0)
THIS DEED, made and entered into this 8th day of May, 2012, by
and between OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC, Grantor;
and THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC., a
Virginia Corporation, Grantee.

W I T N E S S E T H:

WHEREAS, the Grantor is the owner/developer of The Coves at
Smith Mountain Lake Subdivision in Franklin County, Virginia; and
WHEREAS, the Grantee has been created pursuant to the terms of
the Covenants, Conditions and Restrictions of The Coves at Smith
Mountain Lake to, among other things, maintain the common area of
The Coves at Smith Mountain Lake, LLC; and

WHEREAS, Grantor wishes to convey Open Space Areas A, A-2, B,
C and D to the owner's association to be maintained as common area
for the enjoyment of the owners of the subdivision.

NOW THEREFORE IN CONSIDERATION OF TEN DOLLARS (\$10.00) cash in
hand paid, and other good and valuable consideration, the receipt
of which is hereby acknowledged, the said Grantor does hereby
BARGAIN, SELL, GRANT and CONVEY, with SPECIAL WARRANTY, unto the
Grantee, THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC.,
all of those certain lots or parcels of land, with all the
appurtenances thereunto belonging, lying and being in the COUNTY OF
FRANKLIN, VIRGINIA, and more particularly described as follows, to-
wit:

Vogel &
Cromwell, L.L.C.

Roanoke VA

WASH

12 JUN -8 PM 1:54

120004171

BK 1015 PG 01409

Open Space Area A containing 8.394 acres, Tract A-2 Open Space containing 12.613 acres, Open Space Area B, Open Space Area C containing 2.644 acres, and Open Space Area D containing 2.074 acres as shown on that "Plat of Subdivision made for Optima Properties - Smith Mountain Lake, LLC creating hereon The Coves at Smith Mountain Lake," dated October 16, 2006, revised November 14, 2006, prepared by ACS Design, LLC and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia in Deed Book 899, Page 1747.

Being a portion of the same property conveyed unto the Grantor herein by deed dated September 19, 2005, from Standiford Bluffs, L.L.C., recorded in the aforesaid Clerk's Office in Deed Book 862, page 1360.

This conveyance is made subject to all other easements, conditions and restrictions of record.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC

BY:

ITS:

STATE OF

CITY/COUNTY OF

TO-WIT:

The foregoing instrument was acknowledged before me this

day of

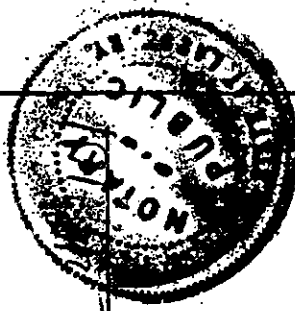
by

of

Optima Properties - Smith Mountain Lake, LLC.

My commission expires:

Notary Public



Vogel &
Cromwell, L.L.C.

Roanoke VA

INSTRUMENT #120004171
RECORDED IN THE CLERK'S OFFICE OF

FRANKLIN COUNTY ON

JUNE 8, 2012 AT 01:54PM

TERESA J. BROWN, CLERK

RECORDED BY: JFL