

BK 0552 PG 00659 BK 0551 PG 00395

THIS DEED, made this 11th day of August, 1994, by and between SHANNES WATER COMPANY, a Virginia corporation, Grantor, and TWIN COVES WATER WORKS, INC., Grantee.

W I T N E S S E T H

THAT, IN CONSIDERATION of the sum of THREE THOUSAND FIVE HUNDRED DOLLARS (\$3,500.00) cash in hand paid by Grantee to Grantor pursuant to the terms of agreement dated January 1, 1994, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor does hereby grant, with Covenants of General Warranty of Title and English Covenants of Title, unto Grantee, all of the following lot or parcel of land lying and being in the County of Franklin, State of Virginia, and more particularly described as follows:

WELL LOT NO. 1

STARTING at the southwest corner of Lot 42, Twin Coves, Section 2, recorded in Circuit Court of Franklin County, in Plat Book 8, page 43 (said beginning point formerly erroneously referred to as Lot 49, Twin Coves, Section #1, recorded in Circuit Court of Franklin County, in Plat Book 7, page 110), said corner also being on the northerly right-of-way of Oak Drive (Virginia Secondary Route #978); thence with said right-of-way S. 30° 19' 47" W. 34.15 feet to the point of curvature of Oak Drive; thence leaving the northerly right-of-way of Oak Drive and crossing said right-of-way S. 59° 40' 13" E. 50.00 feet to the point of curvature on the southerly right-of-way of Oak Drive; thence following said right-of-way with a curve to the

right which said curve is defined by a delta angle of $12^{\circ} 36' 03''$, a radius of 789.98 feet, an arc of 173.74 feet, a chord of 173.39 feet and bearing S. $36^{\circ} 37' 48''$ W.; thence leaving Oak Drive and with a tie line along the proposed lot line between Lots 16 and 17, Block 1, Hales Ford Estates, Section 1, S. $47^{\circ} 04' 10''$ E. 308.60 feet to Corner #1, the actual place of BEGINNING; thence with 4 new division lines through the property of Twin Coves, a Virginia General Partnership, S. $47^{\circ} 04' 10''$ E. 326.68 feet to Corner #2; thence S. $60^{\circ} 20' 04''$ W. 446.76 feet to Corner #3; thence N. $29^{\circ} 40' 00''$ W. 190.00 feet to Corner #4; thence N. $41^{\circ} 06' 30''$ E. 369.67 feet to Corner #1, the actual place of BEGINNING and containing 2.36 acres, as more particularly shown on plat prepared by Buford T. Lumsden and Associates, P.C., Certified Land Surveyors, dated September 8, 1980, and recorded in the Clerk's Office of the Circuit Court for Franklin County, Virginia, in Deed Book 363, page 723; and

TOGETHER WITH the 20' access easement shown on said September 8, 1983 plat.

WELL LOT NO. 2

STARTING at the southwest corner of Lot 42, Twin Coves, Section 2, recorded in Circuit Court of Franklin County, in Plat Book 8, page 43 (said beginning point formerly erroneously referred to as Lot 49, Twin Coves, Section #1, recorded in Circuit Court of Franklin County, in Plat Book 7, page 110), said corner also being on the northerly right-of-way of Oak Drive (Virginia Secondary Route #978); thence with said right-of-way S. $30^{\circ} 19' 47''$ W. 34.15 feet to the point of curvature of Oak Drive; thence leaving the northerly right-of-way of Oak Drive and crossing said right-of-way S. $59^{\circ} 40' 13''$ E. 50.00 feet to the point of curvature on the southerly right-of-way of Oak Drive; thence following said right-of-way with a curve to the right, which said curve is defined by a delta angle of $30^{\circ} 00' 13''$, a radius of 789.98 feet, an arc of 413.88 feet, a chord of 408.97 feet, and bearing S. $45^{\circ} 19' 53''$ W.; then continuing with Oak Drive S. $60^{\circ} 20''$ W. 151.86 feet; Corner #1, the actual place of BEGINNING; thence leaving Oak Drive and with three new division lines through the property of Twin Coves, a Virginia General Partnership, S. $29^{\circ} 40' 00''$ E. 105.60 feet to Corner #2; thence S. $60^{\circ} 20''$ W. 101.00 feet to Corner #3; thence N. $29^{\circ} 40' 00''$ W. 105.60 feet to Corner #4, said point being on the southerly right-of-way of Oak Drive (Virginia Secondary Highway

#978); thence with said right-of-way, N. 60° 20" E. 101.00 feet to Corner #1, the actual place of BEGINNING and containing 0.24 acre, as more particularly shown on plat prepared by Buford T. Lumsden and Associates, P.C., Certified Land Surveyors, dated September 8, 1980, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 363, page 723.

Well Lots No. 1 and No. 2 being the same property conveyed to Shawnee Water Company from Twin Coves Partnership by deed dated February 24, 1981, of record in the Clerk's Office aforesaid in Deed Book 363, page 720.

WELL LOT NO. 3

BEGINNING at a point, being the western corner of Lot 3A as shown on the plat of Hales Ford Estates (D.B. 386, pg. 637); thence with the line of Hales Ford Estates, S. 51° 12' 24" E. 176.57 feet to an iron pin; thence leaving the line of Hales Ford Estates, and partly with the line of the property of Appalachian Power Company and partly with the line of the property of Kermit J. Robertson, S. 49° 59' 32" W. 18.92 feet to a point; thence S. 74° 43' 13" W. 474.77 feet to a 36" white oak; thence S. 56° 12' 40" W. 159.84 feet to an iron pin; thence with two new division lines through the remaining property of Twin Coves Partnership (D.B. 357, pg. 653), N. 36° 05' 03" W. 115.23 feet to an iron pin and N. 38° 09' 08" E. 296.33 feet to an iron pin, corner to Well Lot #1, property of Shawnee Water Co. (D.B. 363, pg. 720); thence with the line of Well Lot #1, S. 34° 31' 33" E. 190.23 feet to an iron pin, and N. 55° 37' 36" E. 296.45 feet to a point, the PLACE OF BEGINNING, and containing 1.932 acres as shown on plat of survey entitled "Well Lot #3, Twin Coves", dated April 18, 1994, made by Fred C. Howell, Professional Land Surveyor, a copy of which is attached hereto and recorded herewith; and

Well Lot No. 3 being the same property conveyed to Shawnee Water Company from Twin Coves Partnership by deed dated January 1, 1994, of record in the Clerk's Office aforesaid in Deed Book 544, page 235.

TOGETHER WITH a right-of-way for the benefit of the Grantee, its successors and assigns, over the 20-foot access easement leading from Va. Sec. Route #978 to Well Lot #1, as more particularly shown on plats of

BK 0552 PG 00662 BK 0551 PG 00398

record in Deed Book 363, page 723 and Deed Book 386, page 637; and

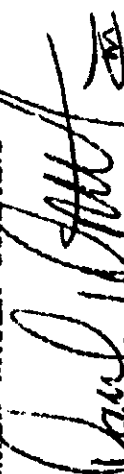
ALSO TOGETHER WITH a right-of-way for the benefit of the Grantee, its successors and assigns, over the 20-foot access easement to Well Lot #2, said easement generally running over the existing gravel road between Well Lot #1 and Well Lot #2, as more particularly set forth in deed of easement dated April 12, 1990, of record in Deed Book 465, page 569.

FURTHER TOGETHER WITH all of the water lines, pipes, mains, pumps, housings, meters and connections, and any and all appliances and accessories useful and necessary in connection with the water distribution system extended from the wells on the hereinabove described parcels, throughout the streets, avenues, and public utility or water easements in the subdivisions of Twin Coves as the same may presently exist or may from time to time be extended.

Without reimposing any of the reservations, restrictions, easements and conditions affecting the herein described property, this conveyance is made subject to all of them.

WITNESS the following signatures and seals:

SHAWNEE WATER COMPANY

By: 
Its PRESIDENT

STATE OF VIRGINIA)

CITY OF ROANOKE) to-wit:

The foregoing Deed was acknowledged before me this 2nd
day of September, 1994, by Daniel J. DeWitt III,
as President of Shawnee Water Company, a Virginia

BK 0552 PG 00663

BK 0551 PG 00399

corporation, on behalf of the corporation.

My commission expires:

1-31-95

Betty H. Jones
Notary Public

ST. TAX 68.1-801 (808)	\$5.21
LOCAL TAX (212)	\$2.71
TRANSMISSION FEE (212)	\$1.00
CLIENT'S FEE (201)	\$23.00
PLATS (201)	\$1.00
VS&F (146)	\$1.71
ST. TAX 68.1-802 (838)	\$1.71
LOCAL 68.1-802 (220)	\$1.71
LOCAL 68.1-802 (223)	\$25.32
TOTAL	

In the Clerk's Office of the Circuit
Court of Frederick County, Va., this
day of Sept. 1994, this
instrument was presented with the
certificate of acknowledgment annexed
& admitted to record at 11:27 A.M.
The tax imposed under Sec. 58.1-802
has been paid.

Test: Wm. J. Walker Jr., Clerk

BK 552 PG 664

BK 0552 PG 00664

Exhibit

TWIN COVES PARTNERSHIP
DB. 357, PG. 653

WELL LOT #3
115.22' N36°05'08"E
122.51'

195 N38°08'08"E 296.33' 195

1.932AC.

WELL LOT #1

DB. 363, PG. 720

WELL LOT #3
115.22' N36°05'08"E
122.51'

36" WHITE
OAK
55°12'40"W 180.84'

190.31' S34°31'33"E 195
155°37'36"E 296.46'

KERMIT J. ROBERTSON
DB. 257, PG. 170

574°43'13"W
474.77'

HALES FORD
ESTATES
D.B. 386, PG. 637

551°12'24"E
176.57'

24" WALNUT
0.3512'

PLANTED
STONE
18.92'

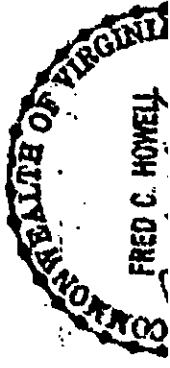
APCO

SOURCE OF TITLE

DEED BOOK 357, PAGE 653

NOTE

WELL LOT #3 IS TO BE ADDED TO
AND BECOME AN INTEGRAL PART
OF WELL LOT #1



BK 0552 PG 00665

ST. TAX NO. 1-001 (000)	
LOCAL TAX (112)	
TRANSFER FEE (212)	
CLERK'S FEE (001)	12.00
PLATS (001)	
VAL. F (148)	1.00
ST. TAX NO. 1-002 (000)	
LOCAL TAX (112)	
LOCAL TAX (112)	
TOTAL	15.00

In the Clerk's Office of the Circuit
Court of Franklin County, Va., this
26 day of September 1974, this
instrument was presented with the
certificate of acknowledgment, prepared
and admitted to record at 2:25 P.M.
The tax imposed under Sec. 58.1-602
has been paid.

Teste: W. J. Walenfer, Clerk