

BK 0631 PG 00859

THIS DEED, made and entered into this 6th day of August, 1998, by and between DAVID S. WILSON, unmarried, Grantor; and TWIN COVES WATER WORKS, Inc., a Virginia Corporation, Grantee.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee unto the Grantor, the receipt whereof is hereby acknowledged, the said Grantor does hereby BARGAIN, SELL, GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantee, TWIN COVES WATER WORKS, INC., all of that certain lot or parcel 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:

Being a tract of 0.653 acres located at the northeasterly corner of State Route 978 and Woodbrook Drive and being designated as "Well Lot 0.653 ac." on that Plat of Survey of Woodbrook, Section I, dated August 3, 1995 made by Berkley Howell & Associates, P.C. and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 570, page 406.

The Grantor reserves unto himself and his successors and assigns and excepts from this conveyance an easement to locate, construct, maintain, repair and replace a sign in the sign easement area designated on the said plat of survey of Woodbrook, Section I recorded in the aforesaid Clerk's Office in Deed Book 570, page 406.

Vogel &
Cromwell, L.L.C.

Roadside VA

THIS DEED is made pursuant to the provisions of an agreement between the parties and the amendments thereto and the Grantor does further quitclaim and convey unto the Grantee all pumps, pipes and other equipment used in the operation of the

98 AUG 31 PM 1:19

007911

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current Woodbrook Water System ~~improvements~~ and including any easement rights to install pumps or pipes or other equipment for the Woodbrook Water System. The terms of the said ~~agreement~~ agreement as amended shall survive closing and the delivery and recordation of this deed. This deed is made subject to that certain well dedication dated November 24, 1997 recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia in Deed Book 613, page 1080. The Grantee executes this deed to acknowledge its acceptance of the well lot and the pumps, pipes and other equipment herein conveyed and the obligations of the Grantor to supply water to the owners of lots in the Woodbrook Subdivision in accordance with the terms of said ~~agreement~~ agreement and amendments thereto.

THIS CONVEYANCE is made subject to all effective easements, restrictions and conditions affecting the property herein conveyed.

WITNESS THE FOLLOWING SIGNATURE AND SEAL:

David S. Wilson (SEAL)
DAVID S. WILSON

TWIN COVES WATER WORKS, INC.
BY: David S. Wilson (SEAL)
ITS: President

STATE OF VIRGINIA

~~CITY~~/COUNTY OF Franklin, TO-WIT:

The foregoing instrument was acknowledged before me this 25 day of August, 1998, by DAVID S. WILSON.

Vogel &
Cromwell, L.L.C.
Roanoke VA

Barbara L. Cunningham
Notary Public

My commission expires:
Jan. 31, 2001

PK 0631 PG 00861

STATE OF VIRGINIA

CITY/COUNTY OF Franklin, TO-WIT:
The foregoing instrument was acknowledged before me this 28th
day of August, 1998, by F. Allen Wilcox,
President of TWIN COVES WATER WORKS, INC.

Robert L. Sumner
NOTARY PUBLIC

My commission expires:

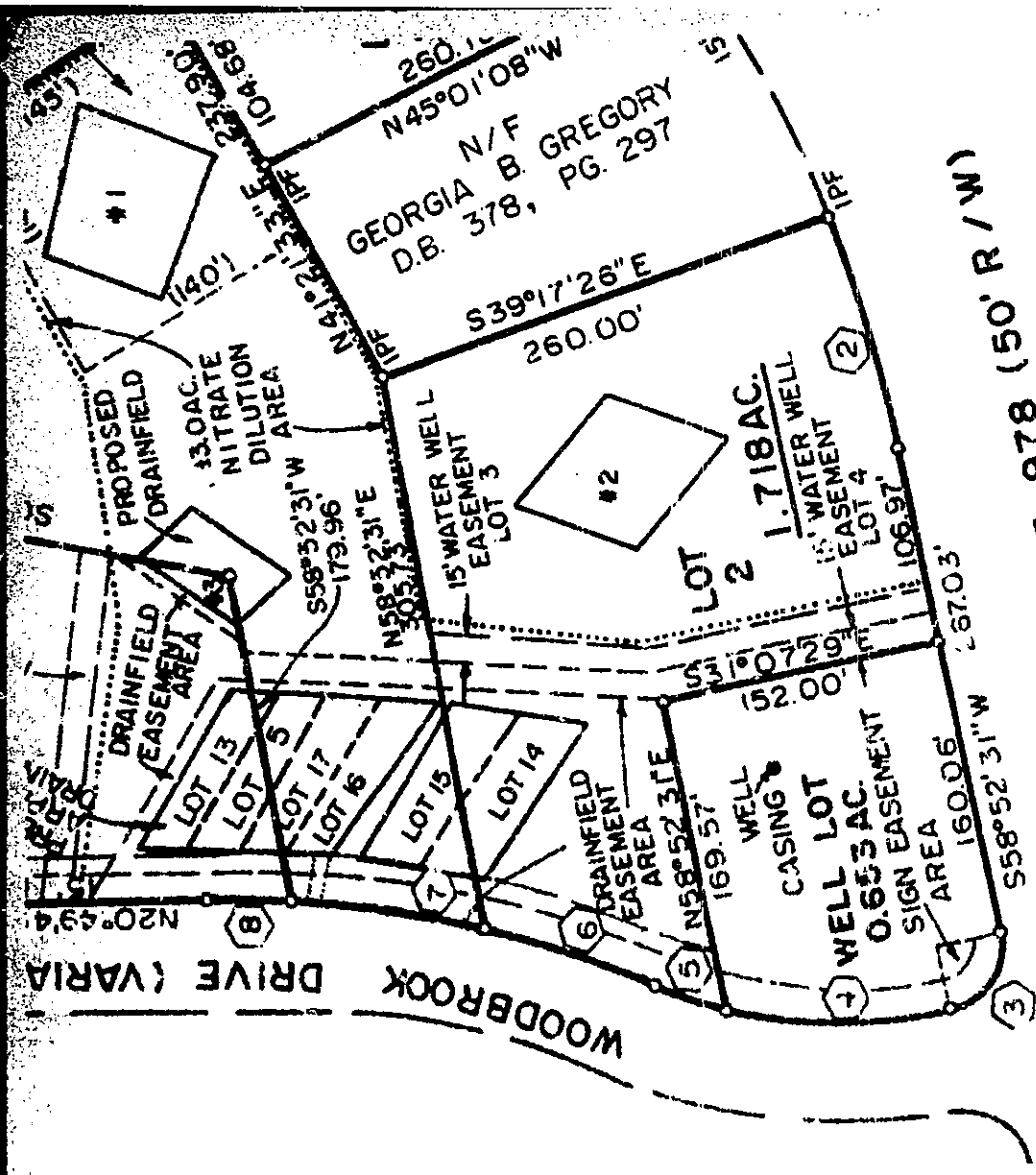
Feb. 28, 1999

St. R. Tax	2	57	VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY	
Co. R. Tax	82		The foregoing instrument with acknowledgment was	
Transfer	100		admitted to record on <u>August 31</u> , 19 <u>98</u>	
Clerk	12	00	at <u>1:15</u> M. In D.B. <u>631</u> Page(s) <u>857</u>	
Lib. (145)	100		Teste: <u>Alice S. Hall</u> , Clerk	
Grantor Tax	2	00	By: <u>W. S. Dea</u> , Dep. Clerk	
TTF	3	00		
Total \$	22	47		

Vogel &
Cromwell, L.L.C.

Roanoke VA

00012 SEP 14 1980
 06012 Sep. 14 4:40 PM
 INSTR NO/FOR YEAR OF 1985



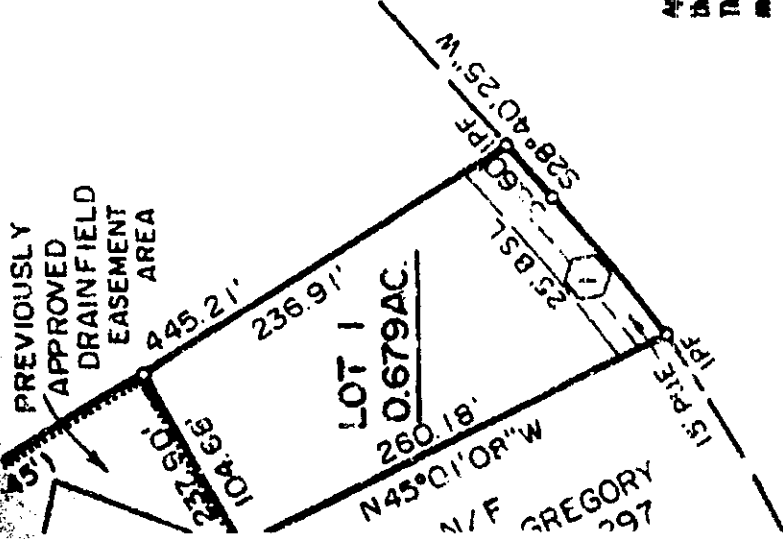
RT. 978 (50' R/W)

COMMONWEALTH OF VIRGINIA
 FRED C. H.
 Surveyor
 Certificate
 128
 8/3
 PROFESSIONAL

CURVE DATA CHART

#	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
1	07°38'11"	739.98	98.63	98.55	S32°2'36"W
2	10°13'26"	739.98	132.04	131.87	S53°43'45"W
3	30°26'00"	35.00	55.24	49.68	N76°08'35"W
4	24°43'50"	275.00	118.70	117.78	N18°33'40"W
5	08°27'31"	275.00	40.60	40.55	N01°57'59"W
6	08°34'44"	625.00	93.58	93.49	N02°01'36"W
7	09°45'46"	625.00	106.49	106.37	N11°11'52"W
8	04°45'03"	625.00	51.82	51.81	N18°27'17"W
9	08°40'01"	275.00	41.60	41.58	N18°28'47"W

PREVIOUSLY
APPROVED
DRAINFIELD
EASEMENT
AREA



N/F GREGORY
297

Approved for recording in accordance with a provision of the Franklin County Subdivision Ordinance, Section 19-3. This portion of land, is (1) not in conflict with the general meaning and purpose of the ordinance; (2) no new streets are required to serve the parcel (3) each parcel is at least 20,000 square feet in area; and (4) each parcel has not less than one hundred (100) feet of frontage on a state maintained road. This approval is subject to approval by the Health Department.

Timothy K. Kneezel
AGENT, FRANKLIN COUNTY BOARD OF SUPERVISORS

Fred C. Howell 9/13/95
REPRESENTATIVE, FR. CO. HEALTH DEPARTMENT

I, FRED C. HOWELL, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION, THAT THE ERROR OF CLOSURE AS CALCULATED IS AT LEAST 1:15,000. THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH CHAPTER 19 OF THE FRANKLIN COUNTY CODE AS AMENDED. THIS

3rd DAY OF August 1995

Fred C. Howell
FRED C. HOWELL, LS #1287



1. U.S. 100
COUNTY AND STATE
SUCH ARE SIGN
Sept 13
ME IN MY AFORES
THIS DATE Sept
Fred C. Howell
NOTARY PUBLIC

NOTES

1. IRON PINS
2. THE 100-YEAR AND IS DES
3. ALONG THE FOR DRAIN
4. INFORMATH DEPARTMENT
5. THE LOTS PROTECTIVE PROVIDED I
6. THE OWNER PUBLIC SAN
7. DWELLING SHALL BE CO
8. SANITARY PROPOSED I
9. THIS SURV REPORT AT
10. ENCUMBRAN
11. TOTAL ACRI
12. THE NITRA
13. CONSTRUCT
14. MIGHT IMPE

IN THE CLERKS VIRGINIA, THIS P ANNEXED IS ADM

BERKLEY • HOWELL & ASSOCIATES, P.C.

ENGINEERS • SURVEYORS • PLANNERS
LYNCHBURG, VA.

SCALE: 1" = 100'	DATE: AUGUST 3, 1995	GILLS CREEK
TAX MAP # 15-71.5, 71.6		COMM. NO. 95

1. Deen W. Daults NOTARY PUBLIC IN AND FOR THE AFORESAID
COUNTY AND STATE DO HEREBY CERTIFY THAT THE PERSONS WHOSE NAMES AS
SUCH ARE SIGNED TO THE FOREGOING WRITING BEARING DATE OF
September 13, 1995 HAVE PERSONALLY APPEARED BEFORE
ME IN MY AFORESAID COUNTY AND STATE AND ACKNOWLEDGED THE SAME ON
THIS DATE September 13, 1995

Deen W. Daults
NOTARY PUBLIC

NOTES

- 1 IRON PINS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2 THE 100-YEAR FLOOD PLAIN ELEVATION OF SMITH MOUNTAIN LAKE IS 802.7
AND IS DESIGNATED APPROXIMATELY ON THIS PLAT BY A DOTTED LINE
ALONG THE EDGE OF THE LAKE.
- 3 FOR DRAINFIELD LOCATIONS, WELL SITES AND OTHER SPECIFIC
INFORMATION, SEE PLAT ON FILE AT THE FRANKLIN COUNTY HEALTH
DEPARTMENT.
- 4 THE LOTS SHOWN HEREON ARE SUBJECT TO A DECLARATION OF
PROTECTIVE COVENANTS WHICH MAY BE AMENDED FROM TIME TO TIME AS
PROVIDED IN THE DECLARATION.
- 5 THE OWNER OF THIS SUBDIVISION DOES NOT AGREE TO CONSTRUCT A
PUBLIC SANITARY SEWER SYSTEM BEFORE THE CONSTRUCTION OF ANY
DWELLING CAN BEGIN. THE FRANKLIN COUNTY HEALTH DEPARTMENT
SHALL BE CONSULTED TO INSURE THE PROPER LOCATION OF THE PRIVATE
SANITARY SEWER SYSTEM IN RELATION TO THE LOCATION OF THE
PROPOSED DWELLING.
- 6 THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE
REPORT AND, THEREFORE, DOES NOT NECESSARILY INDICATE ALL
ENCUMBRANCES UPON THE TITLE.
- 7 TOTAL ACREAGE SUBDIVIDED - 7.637 ACRES.
- 8 THE NITRATE DILUTION AREA SHALL NOT HAVE ANY STRUCTURE
CONSTRUCTED OR PAVED OR SEALED DRIVES, TENNIS COURTS, ETC WHICH
MIGHT IMPEDE THE NATURAL ABSORPTION OF RAIN WATER.

IN THE CLERKS OFFICE OF THE CIRCUIT COURT OF THE COUNTY OF FRANKLIN,
VIRGINIA, THIS PLAT WITH THE CERTIFICATE OF ACKNOWLEDGEMENT THERETO
ANNEXED IS ADMITTED TO RECORD ON _____, 19____, AT
_____ O'CLOCK _____ M.

RES, P.C.
LANNERS

PLAT OF SURVEY OF

WOODBROOK, SECTION I,

GILLS CREEK DISTRICT

FRANKLIN COUNTY,

VA

3, 1995

COMM. NO. 95123-S

F.B. REF. SML 95-4

BK 0570 PG 00407

VIRGINIA: CLERK'S OFFICE OF THE CIRCUIT COURT OF FRANKLIN COUNTY

St. R. Tax	
Co. R. Tax	
Transfer	
Clerk	12.00
L.B. (145)	12.00
Grantor Tax	
Total \$	12.00

The foregoing instrument with acknowledgment was
admitted to record on September 14 19 91,
at Rich A M. in D.B. 570 Page(s) 406
Teste: Wm. L. Walker, Jr. Clerk
By: Chas. S. Neal Dep. Clerk