

Document Prepared By:

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Tax Map No.

- (1) 15.00-71.07
- (2) 15.00-71.03
- (3) 15.00-71.07A
- (4) 15.04-89.00

BK 0865 PG 01555

THIS DEED, made and entered into this 3rd day of August, 2005, by and between
TWIN COVES WATER WORKS, INC., Grantor, and TWIN COVES WATER
COMPANY, a Virginia corporation, Grantee.

WITNESSETH:

NOW THEREFORE, THAT FOR AND IN CONSIDERATION of the mutual benefits
to the parties, and other good and valuable consideration, the receipt whereof is hereby
acknowledged, the Grantor does hereby give, grant and convey with General Warranty and
Modern English Covenants of Title as provided for in Section 55-70, et seq., of the Code of
Virginia of 1950, as amended, unto the 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° 36' 03", a
radius of 789.98 feet, an arc of 173.74 feet, a chord of 173.39 feet

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NATT, HELSCHER, YOST,
AWELL & FERGUSON, PLC
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and bearing S. 36° 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° 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° 04' 10" E. 326.68 feet to Corner #2; thence S. 60° 20' W. 446.76 feet to Corner #3; thence N. 29° 40' W. 190.00 feet to Corner #4; thence N. 41° 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, 1980 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° 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 30° 00' 13", a radius of 789.98 feet, an arc of 413.68 feet, a chord of 408.97 feet, and bearing S. 45° 19' 53" W.; thence continuing with Oak Drive S. 60° 20' W. 151.86 feet to 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° 40' E. 105.60 feet to Corner #2; thence S. 60° 20' W. 101.00 feet to Corner #3; thence N. 29° 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 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' 02" 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; and

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 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.

BEING all of the same property conveyed to Twin Coves Water Works, Inc., by Deed dated August 11, 1994 from Shawnee Water Company, a Virginia Corporation, which Deed is recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia, in Deed Book 551, at Page 395 and Deed Book 552, at Page 659.

WELL LOT NO. 4

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, at Page 406; and

BEING the same property conveyed to Twin Coves Water Works, Inc., a Virginia corporation, by Deed dated August 6, 1998, from David S. Wilson, unmarried, which Deed is recorded in the aforesaid Clerk's Office in Deed Book 631, at Page 859.

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

WITNESS the following signature and seal:

TWIN COVES WATER WORKS, INC.,

By: *T. Allen Wilcox*
Its *President, Director*

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STATE OF Virginia)
COUNTY OR CITY OF Roanoke) to-wit:

The foregoing instrument was acknowledged before me this 8th day of

September, 2005, by F. Allen Wilcox, President of

Twin Coves Water Works, Inc., on behalf of said corporation.

My Commission expires 9/30/2008.


NOTARY PUBLIC

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INSTRUMENT # 0500 12707
RECORDED IN THE CLERK'S OFFICE OF
Franklin County ON October 18, 2005 AT 3:06 p.m.
\$ 11.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$ 5.50 LOCAL: \$ 5.50
BY: Michael H. Ferguson (DC)

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MAXWELL & FERGUSON, PLLC
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