

THIS DEED, made and entered into this the 24th day of February, 1981, by and between Twin Coves Partnership, party of the first part, and Shawnee Water Company, party of the second part.

: W I T N E S S E I H :

THAT FOR AND IN CONSIDERATION of the sum of TEN (\$10.00) DOLLARS cash in hand paid by the party of the second part unto the party of the first part, and other good and valuable consideration, the receipt of which is hereby acknowledged, the party of the first part does hereby bargain, sell, grant and convey, with General Warranty and English Covenants of Title, unto the party of the second part, all of that certain tract or parcel of land lying and being in the Gills Creek Magisterial District of Franklin County, Virginia, and more particularly described as follows, to-wit:

PARCEL I

STARTING at the southwest corner of 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 degs. 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 degs. 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 degs. 36' 03", a radius of 789.98 feet, an arc of 173.74 feet, a chord of 173.39 feet and bearing S. 36 degs. 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 degs. 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 degs. 04' 10" E. 326.68 feet to Corner #2; thence S. 60 degs. 20' W. 446.76 feet to Corner #3; thence N. 29 degs. 40" W. 190.00 feet to Corner #4; thence N. 41 degs. 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, attached hereto;

TOGETHER WITH the 20' access easement shown on said September 8, 1980 plat.

PARCEL II

STARTING at the southwest corner of Lot 49, Twin Coves, Section 1, recorded in Circuit Court of Franklin County, in Plat Book , page 110, said corner also being or the northerly right-of-way of Oak Drive (Virginia Secondary Route #978); thence with said right-of-way S. 30 degs. 19' 47" W. 34.15 feet to the point of curvatures of Oak Drive; thence leaving the northerly right-of-way of Oak Drive and crossing said right-of-way S. 39 degs. 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 degs. 00' 13", a radius of 789.98 feet, an arc of 413.68 feet, a chord of 408.97 feet, and bearing S. 45 degs. 19' 53" W; thence continuing with Oak Drive S. 60 degs. 20" W. 151.86 feet to Corner #1, the actual place of BEGINNING; thence leaving Oak Drive and with 3 new division lines through the property of Twin Coves, a Virginia General Partnership, S. 29 degs. 40" E. 105.60 feet to Corner #2; thence S. 50 degs. 20" W. 101.00 feet to Corner #3; thence N. 29 degs. 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 degs. 20" E. 101.00 feet to Corner #1, the actual place of BEGINNING and containing 0.24 acres, as more particularly shown on plat prepared by Buford T. Lumsden and Associates, P.C., Certified Land Surveyors, dated September 8, 1980, attached hereto.

BEING part of the same property conveyed to Twin Coves, a Virginia Partnership by Energy Production, Inc., a Virginia corporation by deed dated February 20, 1980 of record in the aforesaid Clerk's Office.

TOGETHER WITH all and singular of the water lines, pipes, housings, meters and connections used in and about the water distribution system extended from the wells on the hereinabove described property, throughout the streets, avenues, and public utility or water easements in the subdivisions of Twin Coves and the proposed Hales Ford Estate Subdivision as the same may presently exist or may from time to time be extended.

TO HAVE AND TO HOLD unto the party of the second part, its successors and assigns, in fee simple, forever.

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

described property.

IN TESTIMONY WHEREOF, witness the following signatures

and seals:

TWIN COVES PARTNERSHIP

by E. Claude Pace, Jr.  
E. Claude Pace, Jr., Partner

by W. W. Abshire  
W. W. Abshire, Partner

STATE OF VIRGINIA

City of Roanoke

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of March, 1981, by E. Claude Pace, Jr. and W. W. Abshire, Partners in Twin Coves Partnership, on behalf of the partnership.

My commission expires:

January 28, 1983

Charles E. Jackson  
Notary Public, Virginia

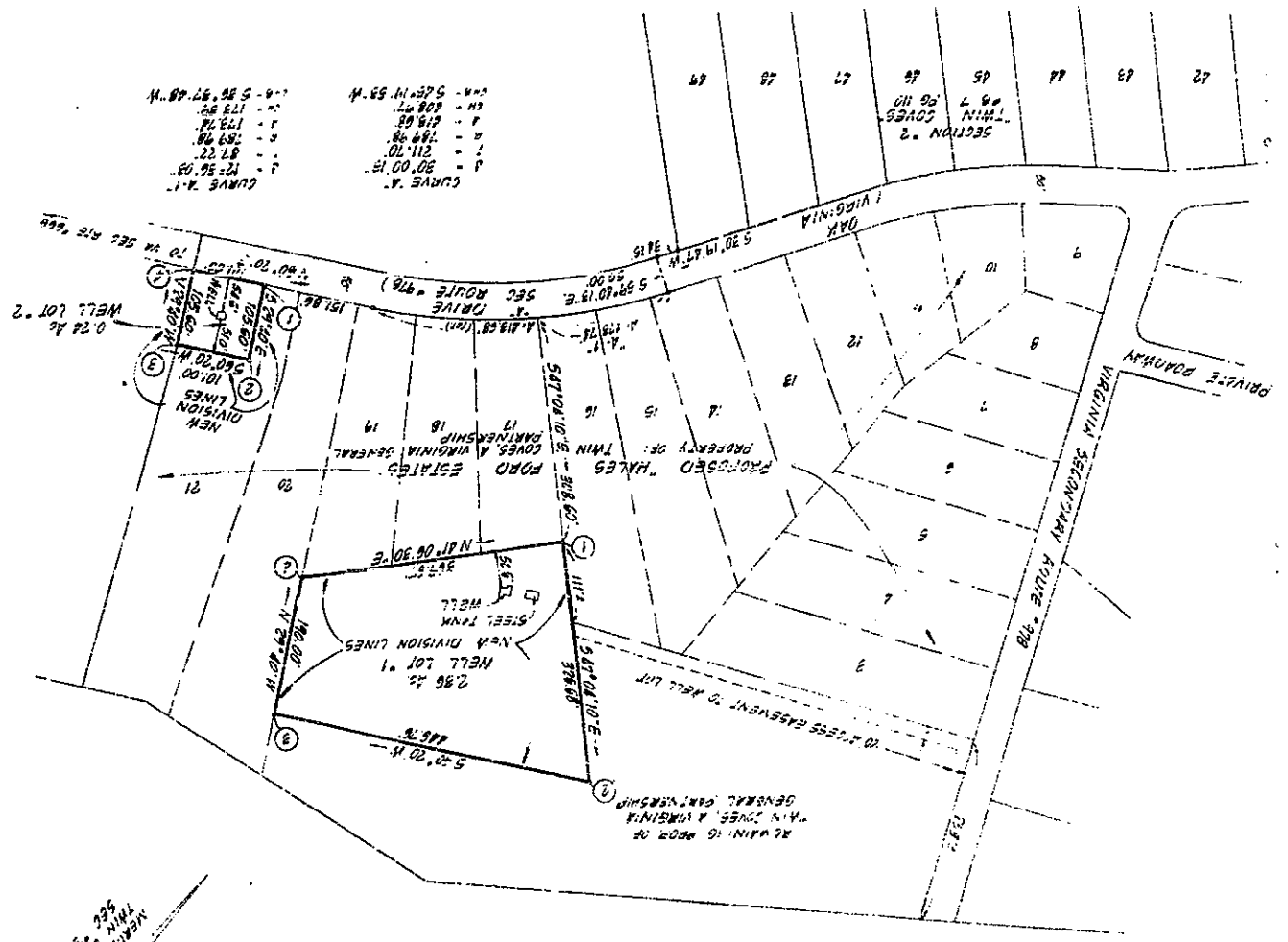
At their meeting on April 15, 1981 the Board of Supervisors authorized recordation of this deed and attached plat with the condition that said property will continue to be used as a well lot and not for residential purposes.

Rachel J. Hodges  
Rachel J. Hodges, Agent  
Fr. Co. Subdivision Ordinance

LAW OFFICES  
PLUNKETT & LOSAN  
ROANOKE, VA.

In the Clerk's Office of the Circuit Court of Franklin County, Virginia, this instrument was admitted to record on the 4 day of May, 1981 at 3:30 P. with the certificate of acknowledgement thereto annexed. The tax imposed by Sec. 58-54 and Sec. 58-54.1 of the Code of Virginia, in the amount of \$       have been paid.

Teste: Charles E. Jackson, Clerk



CURVE A-1  
 1 - 30.00 FT.  
 2 - 211.70 FT.  
 3 - 87.72 FT.  
 4 - 189.98 FT.  
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 49 - 173.74 FT.



BOYD & ASSOCIATES, P.C.  
 1400 WEST 10TH AVENUE  
 DENVER, CO 80202  
 DATE: 8 SEPT 1980  
 SCALE: 1" = 100'  
 SITUATED ALONG VA SECONDARY ROUTE 77B  
 GILLS GREEN MAGISTERIAL DISTRICT  
 FRANKLIN COUNTY  
 VIRGINIA  
 TWIN COVES, A VIRGINIA  
 GENERAL PARTNERSHIP

PLAT SHOWING  
 WELL LOTS 1 & 2  
 BEING CONVEYED TO  
 SHAWNEE WATER CO.  
 BY  
 TWIN COVES, A VIRGINIA  
 GENERAL PARTNERSHIP  
 AND  
 20' ACCESS EASEMENT  
 BEING GRANTED TO  
 SHAWNEE WATER CO.

