

THIS DEED, made and entered into this the 3rd day of March, 1981, by and between BANDY, MABES AND SIMPSON COMPANY, a Partnership, party of the first part; and SHAWNEE WATER COMPANY, party of the second part.

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

THAT, FOR AND IN CONSIDERATION or the sum of TEN DOLLARS (\$10.00) 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 Shawnee Water Company, all those certain tracts or parcels of land, lying and being in the County of Franklin, State of Virginia, and is more particularly described as follows, to-wit:

SEE ATTACHED SCHEDULE

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

WITNESS the following signatures and seals:

BANDY, MABES AND SIMPSON
COMPANY, A PARTNERSHIP

By *Donald Bandy* (SEAL)
Donald Bandy, Partner

By *Ralph D. Mabes* (SEAL)
Ralph D. Mabes, Partner

By *Charles R. Simpson* (SEAL)
Charles R. Simpson, Partner

PARCEL NO. 1

Beginning at a point on the westerly side of Key Lakewood Drive, said point being at the easterly side of Lot 12, according to the Map of Key Lakewood, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Plat Book 5, page 45; thence along the westerly side of Key Lakewood Drive, S. 4° 06' 45" W. 93.94 feet to a point on the northerly side of Key Lakewood Circle; thence along same with a curve to the right whose chord bearing is S. 36° 50' 18" W. 27.03 feet, a radius of 25.0 feet, and an arc distance of 28.56 feet to a point; thence S. 69° 33' 52" W. 83.94 feet to a point; thence N. 4° 06' 45" E. 110.0 feet to a point; thence N. 69° 33' 52" E. 100.00 feet to the place of BEGINNING, and being designated as a Well Lot, according to the Map of Key Lakewood, of record as aforesaid; and

PARCEL NO. 2

BEGINNING at a point on the westerly side of Key Lakewood Drive, said point being at the northeasterly corner of Lot 3, according to the Map of Key Lakewood, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Plat Book 5, page 45; thence leaving Key Lakewood Drive S. 57° 27' 20" W. 108.97 feet to a point; thence N. 7° 40' 40" W. 102.76 feet to a point; thence N. 57° 27' 20" E. 116.0 feet to a point on the westerly side of Key Lakewood; thence along same S. 28° 38' E. 103.0 feet to the place of BEGINNING, and being designated as a Well Lot, according to the Map of Key Lakewood, of record as aforesaid; and

PARCEL NO. 3

BEGINNING at a point on the easterly side of Key Lakewood Drive, said point being at the northwesterly corner of Lot 40, according to the Map of Key Lakewood, of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Plat Book 5, page 45; thence along the easterly side of Key Lakewood Drive, N. 17° 12' W. 100 feet to a point; thence leaving Key Lakewood Drive S. 87° 14' E. 100.0 feet to a point; thence S. 17° 12' E. 100.0 feet to a point; thence N. 87° 14' W. 100.0 feet to the place of BEGINNING, and being designated as Well Lot, according to the Map of Key Lakewood, of record as aforesaid; and

PARCEL NO. 4

All water lines located in the Streets and PUE areas of that subdivision located in Franklin County, Virginia, known as Key Lakewood, which map is of record in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Plat Book 5, page 45; and

BEING a part of the same property conveyed to Bandy, Mabcs and Simpson Company, a Partnership, by deeds of record in the aforesaid Clerk's Office in Deed Book 288, page 259 and Deed Book 290, page 835.

STATE OF Virginia

County of Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 9th day of March, 1981, by Donald Bandy, a Partner of Bandy, Mabes and Simpson Company, a Partnership, on behalf of the partnership.

[Signature]
Notary Public

My Commission expires:

Aug. 23, 1981

STATE OF Virginia

County of Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 9th day of March, 1981, by Ralph D. Mabes, a Partner of Bandy, Mabes and Simpson Company, a Partnership, on behalf of the partnership.

[Signature]
Notary Public

My Commission expires:

Aug. 23, 1981

STATE OF Virginia

County of Roanoke, to-wit:

The foregoing instrument was acknowledged before me this 9th day of March, 1981, by Charles R. Simpson, a Partner of Bandy, Mabes and Simpson Company, a Partnership, on behalf of the partnership.

[Signature]
Notary Public

My Commission expires:

Aug. 23, 1981

LAW OFFICES
GARDNER, CRANWELL &
ROCOVICH, P. C.
ROANOKE, VA

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

[Signature]
Clerk

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

[Signature]
Rachel J. Hodges, Agent
Fr. Co. Subdivision Ordinance