



OFFICIAL RECEIPT
ROANOKE CITY CIRCUIT COURT
DEED RECEIPT

DATE : 08/09/2019 TIME : 11:40:05
RECEIPT # : 19000019089 TRANSACTION # : 19080900051
CASHIER : WXJ REGISTER # : B666
INSTRUMENT : 190007609 BOOK :

GRANTOR : 120 LUCK LLC
GRANTEE : WESTERN VIRGINIA WATER AUTHORITY
RECEIVED OF : WWVA

ADDRESS : 601 S JEFFERSON ST ROANOKE, VA 24011
DATE OF DEED : 08/09/2019
CASH : \$0.00
PAGES : 003
NAMES : 0

CONSIDERATION : \$0.00 AVAL : \$0.00

FILING TYPE : DE RECORDED : 08/09/2019
AT : 11:39
PAYMENT : FULL PAYMENT
LOC : CI
PCT : 100%

CASE # : 770CLR190007609

PAGE :

ACCOUNT CODE	DESCRIPTION	PAID
035	V OF FEE	\$0.00
145	VSLF	\$0.00
301	DEEDS	\$0.00

ACCOUNT CODE	DESCRIPTION	PAID
423	E-RECORDING DEED PAPER FILING	\$0.00

MAP : 1012606 PIN :

TENDERED : \$ 0.00
AMOUNT PAID : \$ 0.00

VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT

PG 0171 AU -919

Instrument Date: 8/9/2019
Instrument Type: DE
Number of Parcels: 1 Number of Pages: 3

City [] County
ROANOKE CITY

TAX EXEMPT? VIRGINIA/FEDERAL LAW
[] Grantor:
 Grantee: 58.1-811(A)(3)&(C)(5)&17.1-266
Consideration: \$0.00
Existing Debt: \$0.00
Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: \$0.00
Fair Market Value Increase: \$0.00

(Area Above Reserved For Deed Stamp Only)

INSTRUMENT 190007609
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE CITY CIRCUIT COURT ON
AUGUST 9, 2019 AT 11:39 AM
BRENDA S. HAMILTON, CLERK
RECORDED BY: WXJ

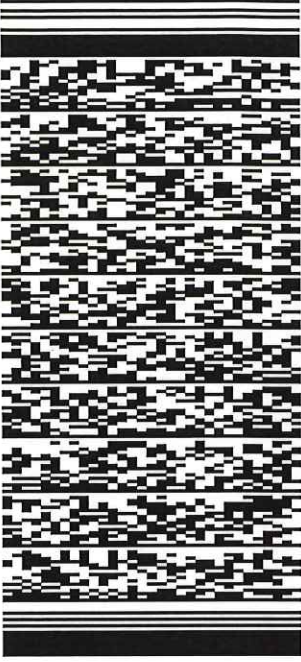
Original Book Number: Original Page Number: Original Instrument Number:
Prior Recording At: City [] County
ROANOKE Percentage In This Jurisdiction: 100%

BUSINESS / NAME
1 Grantor: 120 LUCK LLC
[] Grantor:
1 Grantee: WESTERN VIRGINIA WATER AUTHORITY
[] Grantee:

GRANTEE ADDRESS
Name: WESTERN VIRGINIA WATER AUTHORITY
Address: 601 S JEFFERSON ST
City: ROANOKE State: VA Zip Code: 24011

Book Number: Page Number: Instrument Number:
Parcel Identification Number (PIN): 1012606 Tax Map Number: 1012606

Short Property Description:
Current Property Address:
City: ROANOKE State: VA Zip Code: 24017
Instrument Prepared By: WVWA Recording Paid By: WVWA
Recording Returned To: WVWA
Address: 601 S JEFFERSON ST
City: ROANOKE State: VA Zip Code: 24011



Prepared and Recorded By:
 Western Virginia Water Authority
 601 St Jefferson St., Suite 300
 Roanoke, Virginia 24011
 Return to same address noted above

Consideration: One Dollar (\$1.00), see exemption below

Tax Map No. 1012606

This Deed is exempt (i) from recordation taxes pursuant to Section 58.1-811 (A)(3) and (C)(5) of the Code of Virginia (1950), as amended, and (ii) from the payment of Clerk's fees pursuant to Section 17.1-266 of the Code of Virginia (1950), as amended.

NOTICE TO THE CLERK: When indexing this instrument, please refer to the Western Virginia Water Authority 120 Luck Ave project ^{9th}

THIS EASEMENT AGREEMENT, made this 9th day of August,

2019, by and between 120 LUCK LLC a Virginia Limited Liability Company (whether one or more, the "Grantor"); and the WESTERN VIRGINIA WATER AUTHORITY, a water and sewer authority created pursuant to Chapter 51 of Title 15.2 of the Code of Virginia (1950), as amended ("Grantee").

: WITNESSETH :

That for and in consideration of the sum of One Dollar (\$1.00), paid in hand at and with the execution and delivery of this Easement Agreement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with General Warranty and Modern English Covenants of Title unto the Grantee, its successors and assigns, the following described easements, to-wit:

A new ten foot (10') RIGHT and EASEMENT and a ten foot (10') temporary construction easement, to construct, install, improve, operate, inspect, use, maintain, repair or replace a sewer line or lines and communication infrastructure including but not limited to fiber optics cable together with related improvements including slope(s), if applicable (collectively, the "easement"), together with the right of ingress and egress thereto from a public road, upon, over, under, and across those tracts or parcels of land belonging to the Grantor, acquired by deed dated August 20, 2018, and recorded in the Clerk's Office for Circuit Court of the City of Roanoke, Virginia, as Ordinance Number 41226-082018, and designated on the Land Records as Tax Map No. 1012606 (the "Property"). The location of said easement is generally described on the exhibit attached hereto as "Exhibit A", and by this reference made a part hereof.

The Grantee agrees to restore and repair any actual damage to Grantor's property which may be directly caused by the construction, reconstruction, or maintenance of said project except as hereinafter provided. The Grantor agrees that the Grantee will not be expected to restore the Property to the identical original condition, but rather as near thereto as is practicable to the condition at the time the easement was granted, and that the Grantor will cooperate with the Grantee in effectuating such restoration.

It is expressly agreed between the parties hereto that the Grantee and its agents shall have the right to inspect the easement herein granted and to cut, clear, and remove all undergrowth, obstructions, or improvements lying within, upon, or adjacent to said easement, that in any way endangers or interferes with the proper use of the same. The Grantor covenants that no building or structure shall be erected upon or within the easement herein granted or placed in such location as to render said easement inaccessible. In the event that this covenant is violated, the Grantee shall not be obligated to repair, replace, or otherwise be responsible for such improvements if damaged or removed.

The Grantor acknowledges that the plans for the aforesaid project as they affect the Property have been fully explained to Grantor or Grantor's authorized representative. The fixtures, facilities, lines, utilities, and any other improvements placed upon, under, or across the Property by the Grantee or its assigns and further grantees shall remain the property of the Grantee or its assigns and further grantees. The easement herein granted is in addition to, and not in lieu of, any easement or right-of-way now in existence or which may be acquired in the future.

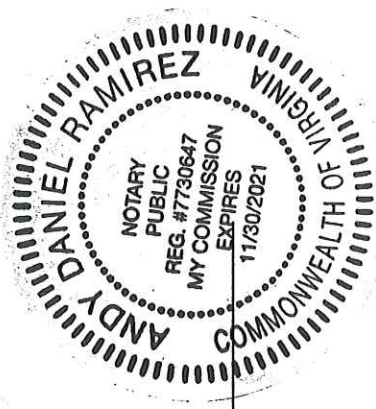
The Grantor covenants and agrees for themselves, and for their heirs, successors, successors

successors in title, executors, legal representatives ~~and assigns~~ that the consideration aforementioned and the covenants herein shall be in lieu of any and all claims to compensation and damages by reason of the location, construction, operation, maintenance, or reconstruction of or within the Easement herein granted.

The grant and provision of this Easement Agreement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns forever.

To have and to hold unto the Grantee, its successors and assigns forever.

WITNESS the following signature(s):



GRANTOR(S): 120 LUCK LLC

By: [Signature]
Name: William H. Chapman, Jr.
Title: Manager

COMMONWEALTH OF VIRGINIA

CITY OF ROANOKE to wit:

The foregoing instrument was acknowledged before me this 19th day of June, 2019, by Bill Chapman, Manager of 120 LUCK, LLC, a Virginia limited liability company, on behalf of said entity, Grantor.

[Signature]
Notary Public

My Commission Expires: Nov 30 2021 My Registration Number is: 7730647

GRANTEE: WESTERN VIRGINIA WATER AUTHORITY

By: [Signature]
Scott Kroll, PE
Title: Director of Engineering Services

COMMONWEALTH OF VIRGINIA

CITY OF ROANOKE to wit:

The foregoing instrument was acknowledged before me this 9 day of August, 2019, by Scott Kroll, PE, Director of Engineering Services for the Western Virginia Water Authority, on behalf of said corporation, Grantee.

[Signature]
Notary Public

My Commission Expires: 9/30/22 My Registration Number is: 7622597

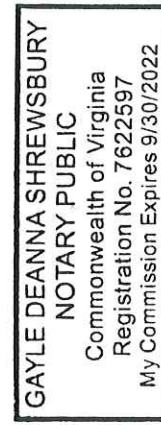


EXHIBIT A

PG 0174 AU -919

LEGAL DESCRIPTION

An alley approximately 10 feet in width and extending perpendicular from the southern edge of Luck Avenue, S.W., approximately 93.7 feet along the western edge and to the rear corner of the building located at 120 Luck Avenue, S.W., Official Tax Map No. 1012606.