

BK 1073PG2669

**Prepared by and Return to:**

George I. Vogel, III  
VSB# 47503

Title Insurance: None

Consideration: \$0.00

**Grantees address:**

P.O. Box 363  
Moneta, VA 24121

Tax Map# 52.10-7, 52.10-8, 52.10-9, 52.10-10, 52.10-12, 52.10-13, 52.10-14,

THIS DEED OF EASEMENT, made and entered into this 29<sup>th</sup> day of December, 2015, by and between, OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC, a North Carolina Limited Liability Company; FERRY LAND HOLDINGS, LLC, a North Carolina Limited Liability Company, PINION PROPERTIES, LLC, a Georgia Limited Liability Company; and CRUMPLER INVESTMENTS, LP, a Georgia Partnership; Grantors; and THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC. a Virginia Corporation, Grantee.

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

WHEREAS, OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC is the developer of that Subdivision known as The Coves at Smith Mountain Lake created by that Plat of Subdivision dated October 16, 2006, revised November 14, 2006 and recorded in the Clerk's Office for the Circuit Court of the County of Franklin, Virginia in Deed Book 899, Page 1747; and

WHEREAS, Optima Properties - Smith Mountain Lake, LLC still owns Lot # 14 in the Coves at Smith Mountain Lake; and

WHEREAS, Ferry Land Holdings, LLC owns Lots # 9 and 12 in the Coves at Smith Mountain Lake; and

WHEREAS, FERRY LAND HOLDINGS, LLC, and PINION PROPERTIES, LLC, own Lot # 7 in the Coves at Smith Mountain Lake; and

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WHEREAS, Crumpler Investments, LP owns Lots # 8, 10 and 13 in the Coves at Smith Mountain Lake; and

WHEREAS, The Coves at Smith Mountain Lake Owners Association, INC. (hereinafter "the Association") was created pursuant to the Declaration of Covenants, Conditions and Restrictions for The Coves at Smith Mountain Lake recorded in the aforesaid Clerk's Office in Deed Book 899, Page 1753.

WHEREAS, the Declarant has constructed an access easement and walking trail throughout the subdivision and specifically through Lots # 7, 8, 9, 10, 11, 12, 13, and 14 and the Grantors herein wish to grant and convey an easement over the said access easement and walking trail, as it currently exists, to the Association.

NOW THEREFORE, IN CONSIDERATION of the above premises and the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantee unto the Grantors, the receipt whereof is hereby acknowledged, the said Grantors do hereby GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantee, THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC., an easement located in the COUNTY OF FRANKLIN, VIRGINIA, and more particularly described as follows, to-wit:

BEING a non-exclusive access easement ten feet (10') wide which is located over and across Lots # 7, 8, 9, 10, 12, 13, and 14, The Coves at Smith Mountain Lake, as currently constructed thereon.

The easement shall be used for pedestrian access and access for motorized vehicles used in the maintenance of the easement. This conveyance is made subject to all recorded easements, reservations, restrictions and conditions affecting the conveyed property. This easement shall be appurtenant to the remaining

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property of the Grantee and shall not be conveyed separate or apart therefrom.

The Grantee hereby agrees that, in the event that at least fifty percent (50%) of the owners of Lots # 7, 8, 9, 10, 12, 13, and 14 desire to vacate and terminate this easement, the Grantee will release any and all right to the easement and will execute a Release of Easement to be recorded in the Clerk's Office.

**THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION**

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WITNESS THE FOLLOWING SIGNATURE AND SEALS:

OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC;

BY: [Signature]

ITS: [Signature]

STATE OF Virginia  
CITY / COUNTY OF Bedford, TO-WIT:

The foregoing instrument was acknowledged before me this  
12<sup>th</sup> day of January, 2016, by Sennis Crumpler,  
Manager of Optima Properties - Smith Mountain  
Lake, LLC.

Maureen A. Baker  
Notary Public

My commission expires:

3/31/2019

Reg. No. 326599



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FERRY LAND HOLDINGS, LLC

BY: [Signature]

ITS: Manager

STATE OF Virginia  
CITY / COUNTY OF Bedford, TO-WIT:

The foregoing instrument was acknowledged before me this  
12<sup>th</sup> day of January, 2016, by Dennis Crumpler,  
Manager of Ferry Land Holdings, LLC.

[Signature: Maureen A. Baker]  
Notary Public

My commission expires:

3/31/2019

Reg. No. 326599



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PINION PROPERTIES, LLC;

BY: [Signature]

ITS: MANAGING MEMBER

STATE OF Colorado

CITY / COUNTY OF Eagle, TO-WIT:

The foregoing instrument was acknowledged before me this 25th day of January, 2016, by J. Alston Gardner, Managing Member of Pinion Properties, LLC.

[Signature]  
Notary Public

My commission expires:

06/26/2018

Reg. No. 20064024528



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CRUMPLER INVESTMENT, LLC;

BY: [Signature]

ITS: Manager

STATE OF Virginia

CITY / COUNTY OF Bedford, TO-WIT:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of January, 2016, by Dennis Crumpler, Manager of Crumpler Investments, LLC.

[Signature: Maureen A. Baker]  
Notary Public

My commission expires:

3/31/2019

Reg. No. 326599



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THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC.

BY: *Maureen*

ITS: *President*

STATE OF *Virginia*

CITY / COUNTY OF *Bedford*, TO-WIT:

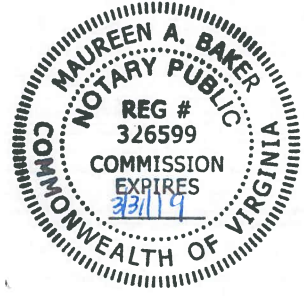
The foregoing instrument was acknowledged before me this *12<sup>th</sup>* day of *January*, 201*6*, by *Sennis Crumpler*, *President* of The Coves at Smith Mountain Lake Owners Association, Inc..

*Maureen A Baker*  
Notary Public

My commission expires:

*3/31/2019*

Reg. No. *326599*



INSTRUMENT #160001062  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY ON  
FEBRUARY 26, 2016 AT 02:52PM

TERESA J. BROWN, CLERK  
RECORDED BY: JFL

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Cromwell, L.L.C.

Roanoke VA





OFFICIAL RECEIPT  
FRANKLIN COUNTY CIRCUIT CLERK  
275 S MAIN STREET SUITE 212  
ROCKY MOUNT, VA 24151  
540-483-3065

DEED RECEIPT

DATE: 02/26/16 TIME: 15:17:25 ACCOUNT: 067CLR160001062 RECEIPT: 16000002816  
CASHIER: JFL REG: KF19 TYPE: DE PAYMENT: FULL PAYMENT  
INSTRUMENT : 160001062 BOOK: 1073 PAGE: 2669 RECORDED: 02/26/16 AT 14:52  
GRANTOR: OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE LLC EX: N LOC: CO  
GRANTEE: COVES AT SMITH MOUNTAIN LAKE OWNERS ASSN INC; THE EX: N PCT: 100%

AND ADDRESS : DEL TO GEORGE , .  
RECEIVED OF : VOGEL & CROMWELL LLC DATE OF DEED: 12/29/16

CHECK: \$22.33 10338  
DESCRIPTION 1: RIGHT OF WAY EASEMENT PAGES: 8 OP: 0  
2: NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: 52.10-7  
PIN:

301 DEEDS	14.50	145	VSLF	1.50
039 DEEDS & CONTRACTS	.25	213	COUNTY GRANTEE TAX	.08
106 TECHNOLOGY TRST FND	5.00	035	VOF FEE	1.00

TENDERED : 22.33  
AMOUNT PAID: 22.33  
CHANGE AMT : .00

CLERK OF COURT: TERESA J. BROWN

PAYOR'S COPY  
RECEIPT COPY 1 OF 2