

BK1073PG2664

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# 52.10-1, 52.10-2, 52.10-3, 52.10-4,

THIS DEED OF EASEMENT, made and entered into this 29th day of December, 2015, by and between, OPTIMA PROPERTIES - SMITH MOUNTAIN LAKE, LLC, a North Carolina Limited Liability Company, and FERRY LAND HOLDINGS, LLC, a North Carolina Limited Liability Company; 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 Lots # 1, 2 and 4 in the Coves at Smith Mountain Lake; and

WHEREAS, Ferry Land Holdings, LLC owns Lot 3 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.

2016 FEB 26 PM 2:51

160001061

Vogel &
Cromwell, L.L.C.

Roanoke VA

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WHEREAS, the Declarant has constructed an access easement and walking trail throughout the subdivision and specifically through Lots 1, 2, 3 and 4, 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 1, 2, 3 and 4, 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 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 1, 2, 3 and 4 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.

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Roanoke VA

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THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION

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
12th day of January, 2016, by Dennis Crumpler,
Manager of Optima Properties - Smith Mountain
Lake, LLC.

[Signature]
Notary Public

My commission expires:

3/31/2019

Reg. No. 326599



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Roanoke VA

BK1073PG2667

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
12th day of January, 2016, by Denise Crumpler,
Manager of Ferry Land Holdings, LLC.

[Signature: Maureen A. Baker]
Notary Public

My commission expires:

3/31/2019

Reg. No. 326599



Vogel &
Cromwell, L.L.C.

Roanoke VA

BK1073PG2668

THE COVES AT SMITH MOUNTAIN LAKE OWNERS ASSOCIATION, INC.

BY: [Signature]

ITS: [Signature]

STATE OF Virginia
CITY [circled] COUNTY OF Bedford, TO-WIT:

The foregoing instrument was acknowledged before me this 12th day of January, 2016, by Dennis 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 #160001061
RECORDED IN THE CLERK'S OFFICE OF
FRANKLIN COUNTY ON
FEBRUARY 26, 2016 AT 02:51PM

TERESA J. BROWN, CLERK
RECORDED BY: JFL

Vogel &
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: 15:13:37 ACCOUNT: 067CLR160001061 RECEIPT: 16000002815
CASHIER: JFL REG: KF19 TYPE: DE PAYMENT: FULL PAYMENT
INSTRUMENT : 160001061 BOOK: 1073 PAGE: 2664 RECORDED: 02/26/16 AT 14:51
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
CHECK: \$22.33 10338

DATE OF DEED: 12/29/15

DESCRIPTION 1: RIGHT OF WAY EASEMENT PAGES: 5 OP: 0
2: NAMES: 0

CONSIDERATION: .00 A/VAL: .00 MAP: 52.10-1
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