

Prepared by & return to: Ronald W. Vaught, PLC, 355 W. Main Street, Covington, VA 24426 (VSB #17376)

Consideration: \$459,000.00
Title Insurance: Unknown

Assessment: \$231,800.00
Tax #: 20 A 10, 20 A 11, 20 A 12

THIS DEED, made and entered into this 15th day of September 2017, by and between JUDITH SMITH BESS, party(s) of the first part, herein the "Grantor," and PATRICIA D. ROMAN, party of the second part, herein the "Grantee," whose address is: 13978 Potts Creek Road, Paint Bank, Virginia 24131.

WITNESSETH:

That for and in consideration of the conveyance made hereby, and in consideration of the sum of Four Hundred Fifty-Nine Thousand Dollars (\$459,000.00), cash in hand paid unto the Grantor, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Grantor, the Grantor doth hereby GRANT, BARGAIN, SELL, AND CONVEY unto the Grantee PATRICIA D. ROMAN, in Fee Simple Absolute, with General Warranty and English Covenants of Title, all those three (3) certain tracts or parcels of real property, together with any improvements thereon and the privileges and appurtenances thereto appertaining, situate in Craig County, Virginia, containing 164.314 acres, more or less, and being comprised of Parcel A, containing 67.836 acres, more or less, Parcel B, 21.25 acres, more or less and Parcel C, 75.328 acres, more or less, as more particularly shown upon that certain J. Brad Smith, LS, survey of said Tracts, dated May-June 2015 and of record in the Office of the Clerk of the Circuit Court of Craig County, Virginia, in Deed Book 198, at pages 478 and 479, and further being Parcels I, II, and III conveyed unto Judith Smith Bess by Karen Smith Denny, et.ux., by Deed, dated December 15, 2015, and of record in Craig County Deed Book 198, at page 482.

The subject is conveyed subject to that Deed of Easement, dated August 18, 2016, recorded in Deed Book 201, at page 607 from Judith Smith Bess unto Stephen W. Linton providing as set forth therein, a right for a domestic water supply from a certain spring, together the right for a spring box and waterlines and right of entry to install, inspect, maintain, replace and repair.

Grantor specifically reserves for the benefit of, and appurtenant to, the Judith Smith Bess 5.25 acre tract which adjoins Parcel C herein conveyed a certain water right, being the right to improve and draw water unrestricted from a certain spring situate upon Parcel C herein conveyed, with the location thereof shown by approximation and so noted on the aforesaid J. Brad Smith survey. Upon transfer of title to said 5.25 acre tract to other than Judith Smith Bess, William R. Bess, her husband, their issue or relatives, said Water Right shall be restricted to use solely for residential and/or agricultural purposes. This Water Right shall be inclusive of (1) the right to install a spring box and/or waterline and to construct, repair, maintain, replace or relay same and (2) an easement of ingress and egress for said purposes.

Grantor further reserves for the benefit of Curtis Linton a Water Right to the aforesaid spring for purposes of water source for a Fish Pond situate on the Curtis Linton tract adjoining Parcel C. Said Water Right shall be limited to current usage which is supplied by a stream fed by the aforesaid spring.

This conveyance is made expressly subject to reservations, restrictions, conditions, rights-of-way, and easements contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property conveyed herein which

have not expired by limitation of time contained therein or have not otherwise become ineffective, and matters visible to inspection.

WITNESS the following signatures and seals:

Judith S Bess
JUDITH SMITH BESS

CITY/COUNTY OF Craig Co.
STATE OF VIRGINIA

The foregoing instrument was acknowledged before me this 15 day of September 2017 by Judith Smith Bess.

Ronald W. Vaught
Notary Public
Commonwealth of Virginia
300268
My Commission Expires: 2/28/19

[Signature]
Notary Public
Notary registration number: 300268
My Commission expires: 2/28/19

INSTRUMENT 170000517
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF CRAIG CIRCUIT COURT ON
September 15, 2017 AT 03:12 PM
\$459.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$229.50 LOCAL: \$229.50
SHARON P OLIVER , CLERK
RECORDED BY: RHS

2032.00

BOOK 201 PAGE 607

TAX MAP #:20-A-10, 11, 12
Title Ins.: None
Assessed value: \$ 0.00
Consideration: \$ 0.00

Prepared by: Thaddeus R. Cox
P.O. Box 284
New Castle, VA 24127
VSB#20930

THIS DEED OF EASEMENT made this 18th day of August, 2016, by and between Judith Smith BESS, **GRANTOR**, and Stephen W. LINTON, **GRANTEE**, whose address is 66 Old Mountain Road, Paint Bank, VA 24131.

- W I T N E S S E T H -

THAT FOR AND IN CONSIDERATION of the sum of ONE DOLLAR (\$1.00) cash in hand paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt whereof is hereby acknowledged, the Grantor does hereby GRANT and CONVEY unto the Grantee, Stephen W. Linton, his successors and assigns, the following described easement, to-wit:

The perpetual, exclusive, and permanent right to lay necessary pipelines (no more than one inch in diameter), plumbing and necessary apparatus to pipe spring water under and across the land of the Grantor for a spring box located on the Grantor's land to a holding tank on the Grantee's land. This water is to be used for domestic purposes only. Furthermore, the Grantor grants unto the Grantee the right to enter upon the lands of the Grantor to install, inspect, maintain, replace and repair said spring pipelines and fixtures thereto, to include said spring box.

The rights and benefits herein conveyed shall be appurtenant to the following tracts of land:

The land of the Grantor that said spring lines currently run on and are described as the lands of the Grantor on the north side of State Route 18; and being further described at Deed Book 198, page 481, as recorded in the Circuit Court Clerk's Office of Craig County, Virginia. (Tax Map #:20-A-10, 20-A-11, 20-A-12).

Said spring is described on a plat recorded in the aforesaid Clerk's Office at Deed Book 198, page 477 as "approx. spring: NOTE Par. B & Bess 5.25 ac. have right to use & maintain water rights".

And serving the 27 acre tract of land owned by the Grantee as described at Deed Book 114, page 376 and Deed Book 67, page 418. (Tax Map #: 20-A-7).

Without reimposing any of the reservations, restrictions, easements and conditions affecting the hereinabove described property, this conveyance is made subject to all of them.

WITNESS the following signature and seal:



Judith S. Bess (Seal)
JUDITH SMITH BESS

INSTRUMENT #160000458
RECORDED IN THE CLERK'S OFFICE OF
COUNTY OF CRAIG ON
SEPTEMBER 19, 2016 AT 11:34AM

SHARON P. OLIVER, CLERK
RECORDED BY: KAM

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

The foregoing instrument was acknowledged before me this 25th day of August, 2016 by Judith Smith Bess.

My commission expires:
4/30/19

Janet S. MacIntosh
Notary Public
Reg. #: 116740