

**GRANTEE'S ADDRESS:**  
74 Preston Circle  
Fredericksburg, VA 22406

**PREPARED BY:**  
Barry W. Clark, VSB#: 68039  
104 Westwood Office Park  
Fredericksburg, VA 22401

**RETURN TO:**  
Lakeside Title and Escrow, LLC  
4444 Germanna Highway, #190E  
Locust Grove, VA 22508

**CONSIDERATION:** \$00

**TAX MAP:** 15D-1-47 and 15D-1-48 **FILE #:** 23001

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THIS DEED OF EASEMENT is made this 9<sup>th</sup> day of March, 2023, by and between **Janice A. Snipes**, party of the first part, Grantor, and **Janice A. Snipes**, party of the second part, Grantee.

WITNESSETH:

WHEREAS, the Grantor is the owner of certain real property situate in the County of Louisa, Virginia, known and described as:

ALL THAT certain tract, parcel or lot of land, together with improvements thereon and appurtenances thereto, lying and being in Louisa County, Virginia, designated as Lot 47 of Bien Venue Plantation, and containing 2.682 acres, more or less, according to a plat of survey by James H. Bell, Jr., P.C., P.L.S., dated January 1989 and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Plat Book 8, Page 278, to which reference is made for a more particular description Tax Map 15D-1-47,

Hereafter "Lot 47", and

WHEREAS, the Grantee is the owner of certain real property situate in the County of Louisa, Virginia, known and described as:

ALL THAT certain tract, parcel or lot of land, lying and being situate in the Louisa District, Louisa County, Virginia, designated as Lot 48, BIEN VENUE PLANTATION, according to a plat of survey by James H. Bell, Jr., PC, PLS, dated January 1989, and recorded in the Clerk's Office of the Circuit Court of Louisa County, Virginia, in Plat Book 8, at pages 221-224, and Plat Book 8, pages 273-278. Tax Map 15D-1-48.

Hereafter "Lot 48", and

WHEREAS, the Properties are situate in Louisa County, Virginia; and

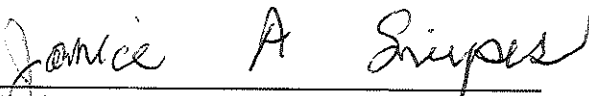
WHEREAS, it is the desire and intent of the Grantor to convey an easement for ingress and egress across Lot 47 for the benefit of Lot 48, and

WHEREAS, the proposed easement is as shown as "Existing Gravel Drive" on a certain Plat of Survey made by John Carroll, Land Surveyor, titled "Exhibit A Showing Existing Gravel Drive Lot 47 and Lot 48 Bien Venue Subdivision" dated February 27, 2003, (hereafter, the "Plat") which is attached hereto and made a part hereof,

NOW THEREFORE, in consideration of the premises and the sum of Ten Dollar (\$10.00) cash in hand paid, receipt of which is hereby acknowledged, Grantor does hereby dedicate, grant and convey to the Grantee, his/her successors and assigns, a perpetual easement for ingress and egress on and across the "Existing Gravel Drive" as shown on the attached Plat.

The Grantee and its agents shall have full and free use of the easement for this purpose, and shall have all rights and privileges reasonably necessary to the exercise of the easement.

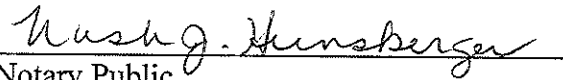
WITNESS the following signature and seal:

  
Janice A. Snipes

COMMONWEALTH OF VIRGINIA

COUNTY OF STAFFORD, to-wit:

The foregoing Deed was acknowledged before me this 9<sup>th</sup> day of March, 2023 by Janice A. Snipes.

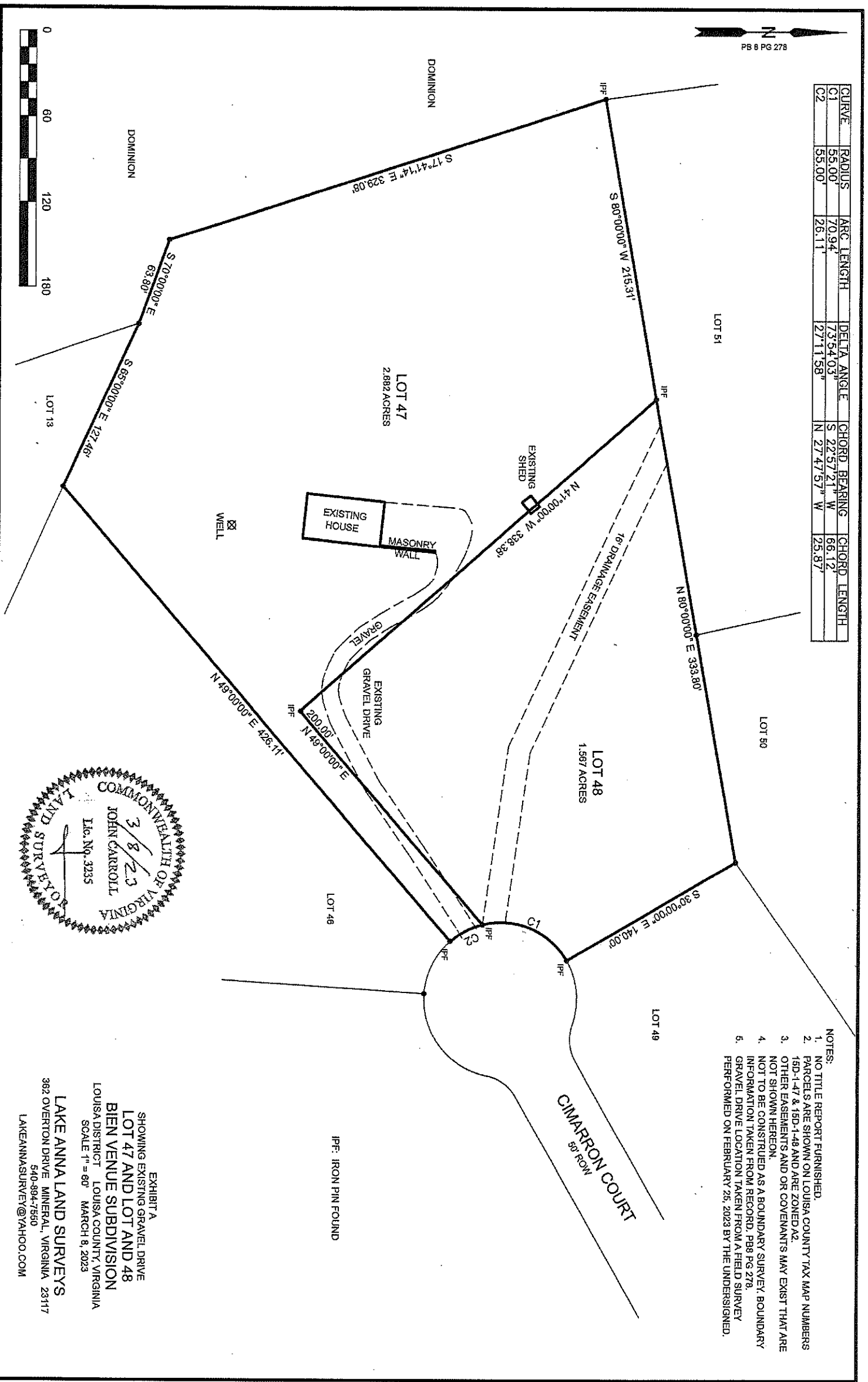
  
Notary Public

My commission expires: 3/31/24

My commission number is: 349739

Nash J. Hunsberger  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg # 349739

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	55.00'	70.94'	73.54.03°	S 22°57'21" W	66.12'
C2	55.00'	26.11'	27°11'58"	N 27°47'57" W	25.87'



- NOTES:
1. NO TITLE REPORT FURNISHED.
  2. PARCELS ARE SHOWN ON LOUISA COUNTY TAX MAP NUMBERS 19D-1-47 & 19D-1-48 AND ARE ZONED A2.
  3. OTHER EASEMENTS AND OR COVENANTS MAY EXIST THAT ARE NOT SHOWN HEREON.
  4. NOT TO BE CONSTRUED AS A BOUNDARY SURVEY. BOUNDARY INFORMATION TAKEN FROM RECORD, PB6 PG 278.
  5. GRAVEL DRIVE LOCATION TAKEN FROM A FIELD SURVEY PERFORMED ON FEBRUARY 25, 2023 BY THE UNDERSIGNED.

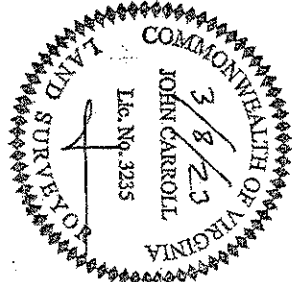


EXHIBIT A  
 SHOWING EXISTING GRAVEL DRIVE  
 LOT 47 AND LOT 48  
 BIEN VENUE SUBDIVISION  
 LOUISA DISTRICT, LOUISA COUNTY, VIRGINIA  
 SCALE 1" = 80' MARCH 8, 2023

LAKE ANNA LAND SURVEYS  
 382 OVERTON DRIVE, MINERAL, VIRGINIA 28117  
 540-994-7550  
 LAKEANNASURVEY@YAHOO.COM

IPF: IRON PIN FOUND