

## Consideration and Actual Value: \$ Nominal

After recordation, please return to: Black, Noland & Read, PLC PO BOX 1206 Staunton, VA 24402

Prepared by: N. Douglas Noland, Jr. (VSB#18673)

The title insurance underwriter insuring this deed is unknown to the Preparer.

## Tax Parcel No. 15-20 for the benefit of Tax Parcel 15-21

THIS DEED OF EASEMENT is made and entered into as of this 19 day of April, 2017, by and between BASIC CITY, LLC, a Virginia limited liability company, as Grantor, and BASIC CITY, LLC, a Virginia limited liability company, whose address is 317 Monte Vista Avenue, Charlottesville, Virginia, as Grantee.

## WITNESSETH:

WHEREAS, Basic City, LLC acquired a parcel in North River District of Augusta County, Virginia, consisting of two parcels, one containing 0.615 acres and the other containing 0.356 acres, by Deed dated May 21, 2012, which Deed is recorded in the Clerk's Office of the Circuit Court of Augusta County, Virginia, as Instrument 120004634;

WHEREAS, this parcel is informally referred to White's Diner and is designated by Augusta County as Tax Parcel 15-21;

WHEREAS, Basic City, LLC acquired property located at 2193 Hankey Mountain Highway, Churchville, Virginia, containing 1.827 acres, by Deed dated July 9, 2013, from Harold L. Wade and Mayor N. Wade, which Deed is recorded in the aforesaid Clerk's Office as Instrument No. 130006366;

WHEREAS, this parcel is informally referred to as Millstone House, and is designated by Augusta County as Tax Parcel 15-20;

WHEREAS, the owner desires to erect a solar array on the Millstone House property for the benefit of the White's Diner property.

WHEREAS, the owner desires to memorialize in the Deed Book records the location of a solar array situate on the Millstone House property which is used for the White's Diner property.

WHEREAS, the approximate location of the solar array has been depicted on a sketch prepared by Altenergy Incorporated, a copy of which is attached and marked Exhibit A (The Sketch).

NOW THEREFORE, for and in consideration of the premises, One Dollar (\$1.00) cash, and other good and valuable consideration, the said Basic City, LLC, does hereby grant and convey with GENERAL WARRANTY OF TITLE unto Basic City, LLC, an easement and right of way to place a solar array at the approximate location shown on the Sketch attached as Exhibit A on the Millstone House property for the benefit of the White's Diner property, together with such easements for underground lines or cables as may be necessary to connect the array to the electronic panel on the White's Diner property.

Reference is hereby made to the aforesaid deeds, sketch and the references therein contained for further description and derivation of title.

This conveyance is made expressly subject to any easements, covenants, conditions, restrictions, or reservations contained in any duly recorded instruments or plats in the chain of title to the property hereby conveyed which have not expired by limitation of time contained therein or otherwise have become ineffective.

WITNESS the following signatures.

BASIC CITY, LL

By:

Title: Co-Manager

Title: Co-Manager

COMMONWEALTH OF VIRGINIA CITY/COUNTY OF ALBEMANUE

, to-wit:

The foregoing Deed of Easement was acknowledged before me this  $\frac{19}{100}$  day of April, 2017, by Jack Wilson and Mary Wilson, Co-Managers of Basic City, LLC, on behalf of Basic City, LLC, a Virginia limited liability company.

My Commission expires: October 31, 2017 6/30 /2017

Notary Public

Registration No. 7556201

JOCELYN GALBAN EVES
NOTARY PUBLIC
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES JUNE 30, 2017
COMMISSION # 7275454

