

DO NOT PUBLISH

THIS DEED WAS PREPARED WITHOUT EXAMINATION
OF TITLE AND THE PREPARER HAS NO KNOWLEDGE
OF ANY TITLE INSURANCE.

<u>Tax Parcel ID:</u>	<u>Account Number:</u>	<u>THIS INSTRUMENT WAS PREPARED BY:</u>
4710-4-2	21919	Wren M. Williams, Esq
4710-4-3	77873	Schneider & Williams, P.C.
4710-2-13	70382	125 Slusher Street, P.O. Box 396
4710-2-14	7038	Stuart, Virginia 24171
4710-2-15	70384	
4710-2-16	70385	

This deed is exempt from recordation taxes pursuant to Section 58.1-811(D) of the Code of Virginia, 1950, as amended.

THIS DEED OF EASEMENT is made and entered into this 5th day of October, 2022, by and between **EDWARD NELSON HUNT, JR.**, and **DIANNE L. HUNT**, husband and wife, parties of the first part, as Grantors herein; **MICHAEL STEVEN RORRER**, party of this second part, as Grantor herein; and **JAMES G. JOYCE, III**, **JAMES G. JOYCE, JR.**, and **SHIRLEY R. JOYCE**, parties of the third part, as Grantees herein.

WITNESSETH:

That for an in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged by the parties of the first and second part, the said party of the first part does hereby grant and convey unto the parties of the third part, an easement of right-of-way lying and being in the Blue Ridge Magisterial District of the County of Patrick, Commonwealth of Virginia, and being more particularly described as follows, to-wit:

Del. to:
Schneider & Williams, P.C.
Attorneys at Law
125 Slusher Street
Post Office Box 396
Stuart, Virginia 24171

THAT WHEREAS, Edward Nelson Hunt, Jr., and Dianne L. Hunt, husband and wife, parties of the first part, are seized and possessed of those two (2) certain tracts or parcels of land respectively containing 7.588 acres and 50 acres; which lands were acquired by Edward Nelson Hunt, Jr., and Dianne L. Hunt, husband and wife, from W. David Puckett and Lorene B. Puckett, his wife, by deed dated September 13, 1979, and of record in the Clerk's Office of the Circuit Court of Patrick County, Virginia in Deed Book 213, at Page 485, and hereinafter referred to as the "Hunt lands;" and

THAT WHEREAS, Michael and Shawn Rorrer and Michael Steven Rorrer, parties of the second part, are seized and possessed of that certain tract or parcel of land containing 58.0169 acres, more or less, which lands were acquired by Michael Shawn Rorrer and Michael Steven Rorrer from Herbert L. Rorrer by deed dated June 17, 2011, and of record in the aforesaid Clerk's Office as Instrument No. 110001131; and further in that deed to Michael Steven Rorrer from Alpha C. Slate dated April 8, 2013, and of record in the aforesaid Clerk's office as Instrument No. 13000580; and hereinafter referred to as the "Rorrer land;" and

THAT WHEREAS, James G. Joyce, III, James G. Joyce, Jr., and Shirley R. Joyce, parties of the third part, are seized and possessed of those four (4) certain tracts or parcels of land respectively containing 144 acres, more or less, 20 acres, more or less, 4 acres, more or less, and 10 ¾ acres, more or less; which lands were acquired by James G. Joyce, III, from James G. Joyce, Jr., and Shirley R. Joyce—where life estate we reserved—by deed dated March 31, 2021, and of record in the aforesaid Clerk's office as Instrument No. 210000699, and hereinafter referred to as the "Joyce land;" and

FURTHER BEING a nonexclusive easement of right-of-way, for ingress and egress, being fifteen (15) feet in width, beginning from the terminus of Rocky Branch Lane in the Hunt lands, then following an old logging road in a northerly direction through the west side of the Rorrer lands to the south end of the Joyce lands, benefitting the Joyce lands.

At the commencement of this easement, there is no obligation from the Grantors or Grantees for any funds necessary for installation, maintenance, or any other cost that may come from the implementation of this easement.

This conveyance is made subject to all restrictions, easements, and conditions which may be of record in the aforesaid Clerk's Office, or which a physical inspection of the property would reveal.

WITNESS the following signatures and seals:

(SIGNATURES AND SEALS APPEAR ON THE FOLLOWING PAGES)

Edward Nelson Hunt, Jr. (SEAL)
EDWARD NELSON HUNT, JR.

STATE OF Virginia

CITY/COUNTY OF Patrick, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that EDWARD NELSON HUNT, JR., whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 5th day of October, 2022.

Courtney Sharpe
NOTARY PUBLIC

My Commission expires: 8/31/20

Registration Number: 8004790



Dianne L. Hunt (SEAL)
DIANNE L. HUNT

STATE OF Virginia,

CITY/COUNTY OF Patrick, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that DIANNE L. HUNT, whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 7th day of October, 2022.

Courtney Sharpe
NOTARY PUBLIC

My Commission expires: 8/31/26.

Registration Number: 8004790.



Michael Rorrer (SEAL)
MICHAEL STEVEN RORRER

STATE OF Virginia

CITY/COUNTY OF Patrick, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that MICHAEL STEVEN RORRER, whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 6th day of October, 2022.

Courtney Sharpe
NOTARY PUBLIC

My Commission expires: 8/31/26

Registration Number: 8004790



 (SEAL)
JAMES G. JOYCE, JR.

STATE OF Virginia

CITY/COUNTY OF PATRICK, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JAMES G. JOYCE, JR., whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

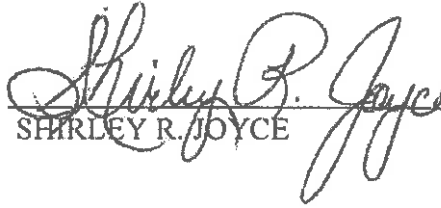
GIVEN under my hand this the 5th day of October, 2022.


NOTARY PUBLIC

My Commission expires: 8/31/26

Registration Number: 8004790




SHIRLEY R. JOYCE (SEAL)

STATE OF Virginia

CITY/COUNTY OF Patrick, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that SHIRLEY R. JOYCE, whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 21st day of October, 2022.


NOTARY PUBLIC

My Commission expires: 8/31/26

Registration Number: 8004790



James G. Joyce III (SEAL)
JAMES G. JOYCE, III

STATE OF Virginia

CITY/COUNTY OF PATRICK, TO WIT:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that JAMES G. JOYCE, III, whose name is signed to the foregoing Easement, personally appeared before me this day in my jurisdiction aforesaid and acknowledged the due execution of the same.

GIVEN under my hand this the 14th day of October, 2022.

Courtney Ryan Sharpe
NOTARY PUBLIC

My Commission expires: 8/31/26

Registration Number: 8004790



INSTRUMENT 230000984
RECORDED IN THE CLERK'S OFFICE OF
PATRICK COUNTY CIRCUIT COURT ON
MAY 31, 2023 AT 03:03 PM
CHENNI K. HAZLEWOOD, CLERK
RECORDED BY: MCB

TITLE REFERENCE:

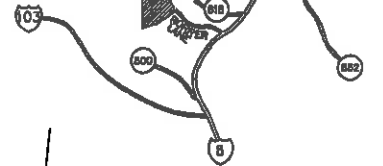
PLAT SHOWING "54.898 AC. TRACT" IS ALL OF THAT PROPERTY ACQUIRED BY MICHAEL STEVEN RORRER AND MICHAEL SHAWN RORRER IN DEED INSTRUMENT NO. 110001131 (2/3 INTEREST) AND ACQUIRED BY MICHAEL STEVEN RORRER IN DEED INSTRUMENT NO. 130000580 (1/3 INTEREST). BOTH DEEDS ARE ON RECORD IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF PATRICK COUNTY, VIRGINIA. THESE DEEDS ARE THE LAST INSTRUMENTS IN THE CHAIN OF TITLE TO SAID LAND.

1300847

VICINITY MAP

~ NOT TO SCALE ~

SUBJECT



TAX MAP 4710.04 PARCEL 1
TOMMY L. JOHNSON
BRENDA K. JOHNSON
WILLIAM G. JOHNSON
DEED BOOK 323 PAGE 855
(SEE MAP - P.C.1 SLIDE 135H)

N 05°08'56" E
234.12'
POINT OF BEGINNING
OVER PIPE FOUND
N 07°26'17" W
185.00'
PIPE FOUND
N 05°37'32" W
49.67'
3/4" REBAR SET
WHERE ROCK PILE
CALLED FOR

TAX MAP 4710.02 PARCEL 15
JAMES G. JOYCE
SHIRLEY R. JOYCE
WILL INST #080000108

TAX MAP 4710.04 PARCELS 7 & 8
H. EVERETT RAKES
LINDA G. RAKES
DEED BOOK 267 PAGE 245
DEED BOOK 250 PAGE 104

TAX MAP 4710.04 PARCEL 4
MICHAEL STEVEN RORRER
DEED INSTR #000002279
(SEE MAP - DB 264 PG 694)

TAX MAP 4710.04 PARCEL 17C
KAYE P. RORRER (DECEASED)
FAYE P. PLASTER
BRUCE A. PENDLETON
BOBBY N. PENDLETON
DEED INSTR #030004322
DEED INSTR #040001939
WILL INSTR #080000098
(SEE MAP - P.C.1 SLIDE 259F)

TAX MAP 4710.04 PARCEL 2
EDWARD NELSON HUNT, JR.
DIANNE L. HUNT
DEED BOOK 213 PAGE 485
(SEE MAP - P.B. 17 PG 71)

54.898 AC.

"RORRER LANE"
~ PRIVATE ROAD ~

TAX MAP 4710.20 PARCEL 1
JAMES W. INGLE
CAROLYN B. INGLE
DEED BOOK 195 PAGE 307
DEED BOOK 342 PAGE 549
(SEE MAP - P.C.1 SLIDE 188D)

VIRGINIA: In the Clerk's Office of the Circuit Court of Patrick County
This Plat was received in office and admitted to record on May 7, 2013, at Pat 2.2 O'clock A.M.
Teller: SUSAN C. GARNERINI, Clerk

Susan C. Garnesini
Notary: Michael Steven Rorrer
360 River Lane
Stuart, VA 24171



PLAT SHOWING

54.898 AC. TRACT

PROPERTY OF

MICHAEL STEVEN RORRER
MICHAEL SHAWN RORRER

LOCATED OFF OF ROUTE #8
"RORRER LANE"

PETERS CREEK MAGISTERIAL DISTRICT
PATRICK COUNTY, VIRGINIA

SCALE: 1" = 200' DATE: 8 MAY 2013
ED REGISTER, LICENSED LAND SURVEYOR
425 BURNETT ROAD, MEADOWS OF DAN, VA 24120
PHONE & FAX: (276) 952-1303

NOTES:

1. THIS PLAT IS THE RESULT OF A CURRENT FIELD SURVEY.
2. THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
3. SUBJECT PROPERTY, AS SHOWN, IS ALL OF PATRICK COUNTY TAX MAP 4710.04 PARCEL 3.
4. SUBJECT PROPERTY AS SHOWN DOES NOT FALL WITHIN THE LIMITS OF A H.U.D. DESIGNATED FLOOD HAZARD ZONE. THIS OPINION IS BASED UPON AN INSPECTION OF THE FLOOD INSURANCE RATE MAPS (COMMUNITY PANEL #310232 0084 D-ZONE C) AND HAS NOT BEEN FIELD VERIFIED.
5. THIS PLAT IS SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

LEGEND	
— ONE —	OVERHEAD ELECTRIC
— E —	ADJACENT PROPERTY LINE



1300847 JOB No. 536