

Instrument No.

13-386

Date: 7/1/2013

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

Return to: same

Consideration: \$0.00

Assessment: \$0.00

Title Insurance: NONE

Tax #: 821 & 822-2

THIS DEED OF EASEMENT, made and entered into this 19<sup>th</sup> day of June 2013, by and between **JESSE C. SNEAD**, party(s) of the first part, herein the "Grantor," and **PHANTOM EAGLE, L.L.C.**, a Virginia limited liability company, party(s) of the second part, herein the "Grantee," whose address is P. O. Box 671, Hot Springs, Virginia 24445.

WITNESSETH:

That for and in consideration of the conveyance made hereby, and in consideration of the Grantee's construction of a certain roadway within the easement subject hereof, but no monetary consideration, the Grantor Jesse C. Snead, doth hereby GRANT AND CONVEY unto the Grantee **PHANTOM EAGLE, L.L.C.**, a non-exclusive easement of right of way, thirty (30) feet in width, for purposes of ingress and egress and public utilities from State Route 687 to the lands of the Grantee described hereinafter. The easement centerline shall be the center line of that certain roadway to be constructed by the Grantee. Said easement shall be over and across, and near to the western boundary line of, the lands conveyed unto Jesse C. Snead, et.ux., by Erwin S. Solomon, Special Commissioner, by Deed dated June 28, 1973, and of record in the Office of the Clerk of the Circuit Court of Bath County, Virginia, in Deed Book 87, at page 130 and unto Jesse C. Snead by Susan B. Snead by Deed dated June 14, 1995,

and of record in Deed Book 148, at page 178. Exhibit A attached hereto further shows by approximation the road location.

The easement subject hereof shall be for the benefit of and appurtenant to (a) that certain 200.49 acre tract conveyed unto Grantee by The Nature Conservancy by Deed dated November 9, 2012, and recorded as Bath County Instrument #120000689 and (b) that certain 45 acre parcel conveyed unto the Grantor by Edward L. Johnson, et.ux., by Deed dated October 31, 2008, and of record as Instrument #080000982.

By direction of the parties, the subject property is conveyed to and accepted by the Grantee without benefit of a title search and title certification by the preparer of this instrument and prepared based upon documents provided by the parties; there may be liens of record and out conveyances not reflected by this instrument.

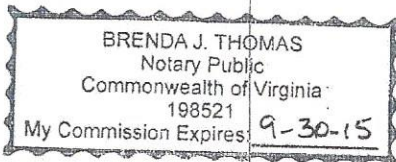
WITNESS the following signatures and seals:

Jesse C. Snead (SEAL)  
JESSE C. SNEAD

CITY/COUNTY OF Covington

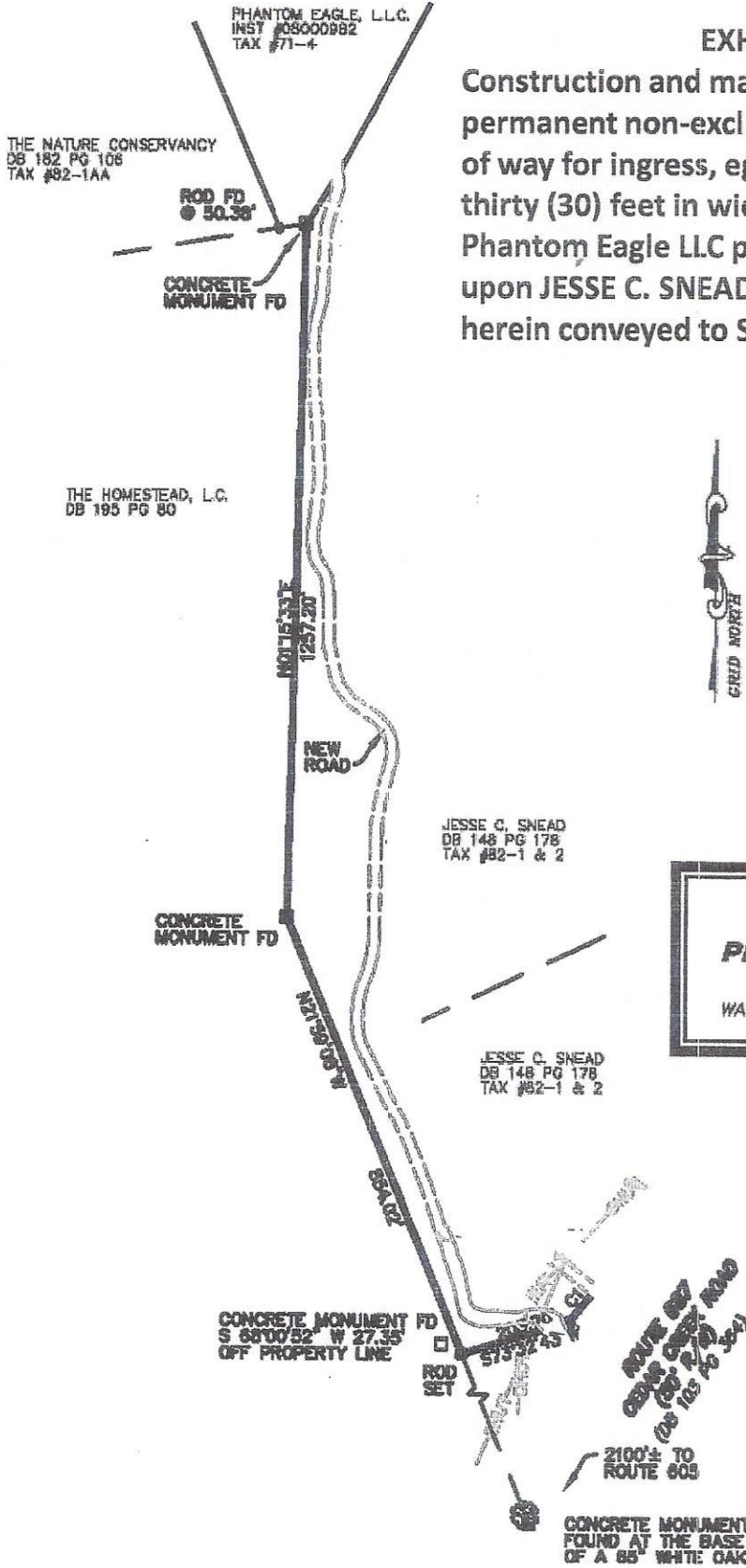
STATE OF Virginia

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of June 2013 by Jesse C. Snead.



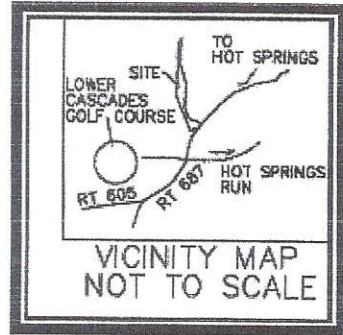
Brenda J. Thomas  
Notary Public

Notary registration number: 198521  
My Commission expires: 9-30-2015



### EXHIBIT A

Construction and maintenance of a permanent non-exclusive easement of right of way for ingress, egress and utilities, thirty (30) feet in width, running from Phantom Eagle LLC property across and upon JESSE C. SNEAD property as shown herein conveyed to State Route 687.



**JESSE C. SNEAD**  
 &  
**PHANTOM EAGLE, L.L.C.**  
 LOCATED IN  
 WARM SPRINGS MAGISTERIAL DISTRICT  
 BATH COUNTY, VIRGINIA

CONCRETE MONUMENT  
 FOUND AT THE BASE  
 OF A 85' WHITE OAK