

THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY TAX ADVICE REGARDING THIS TRANSFER. THE SCRIVENER OF THIS DEED HAS NOT GIVEN ANY ADVICE CONCERNING GOVERNMENT BENEFIT PROGRAMS INCLUDING BUT NOT LIMITED TO MEDICAID REGARDING THIS TRANSFER. THE PARTIES HAVE BEEN ADVISED TO SEEK THE COUNSEL OF THEIR TAX ADVISOR PRIOR TO EXECUTION OF THIS DEED. THE SCRIVENER OF THIS DEED HAS ONLY PREPARED THIS DOCUMENT AT THE REQUEST OF THE GRANTOR AND HAS NOT REPRESENTED ANY OF THE PARTIES HERETO IN ANY OTHER MATTERS RELATED TO THIS INSTRUMENT.

Portion of Tax Map Number: 42A3-(A)-14

This instrument has been prepared by David M. Reed, Attorney at Law (VSB #86890).
The scrivener of this deed has not examined the title to the real estate herein conveyed.
Virginia Code §17.1-223: The existence of title insurance is unknown to the preparer.

DEED OF EASEMENT

THIS DEED OF EASEMENT is made and entered into this ____ day of March, 2018, by and between **CRAZY CROW HOLDINGS, LLC**, a Virginia limited liability company, as GRANTOR/PARTY OF THE FIRST PART; and the **TOWN OF LURAY, VIRGINIA**, a Virginia municipal corporation, GRANTEE/PARTY OF THE SECOND PART, whose address is P.O. Box 629, Luray, Virginia 22835.

WITNESSETH:

WHEREAS, the Party of the First Part is the owner of that certain tract or parcel of land located in the Town of Luray, Page County, Virginia, containing 12,301 square feet, more or less, identified as "Parcel A" on that certain survey plate prepared by Michelle Biller, Land Surveyor, dated February 5, 2018, which survey plat is attached hereto and incorporated herein; and

WHEREAS, the Party of the First Part desires to grant and convey the hereinafter described easement to the Party of the Second Part, which easement shall be located on the aforesaid property as more particularly shown on the aforesaid survey plat as "*Proposed 10' Stormwater Drainage Easement*".

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR (\$1.00) cash in hand paid, and other valuable consideration, receipt of which is hereby acknowledged upon the signing

and delivery of this deed, the Party of the First Part does hereby grant and convey unto the **TOWN OF LURAY, VIRGINIA, a Virginia Municipal Corporation**, a perpetual non-exclusive easement ten (10) feet in total width over the aforesaid real estate owned by the Party of the First Part located in the Town of Luray, Page County, Virginia, in the location marked “*Proposed 10’ Stormwater Drainage Easement*” on the attached survey plat prepared by Michelle Biller, Land Surveyor, dated February 5, 2018, for the purposes of erecting, constructing, installing, operating, inspecting, maintaining, repairing, or replacing ditches, pipes, structures, and appurtenances for the collection of stormwater drainage, and for the transmission of stormwater drainage across, through, over and under the aforesaid easement area.

This conveyance is made SUBJECT to all easements, conditions and restrictions of record, if any, insofar as they may lawfully affect the aforesaid easement area.

The Party of the Second Part joins in this instrument for the purposes of accepting the aforesaid conveyance.

WITNESS the following signatures and seals.

--SIGNATURE PAGES FOLLOW--

CRAZY CROW HOLDINGS, LLC
a Virginia limited liability company

By: _____ (SEAL)
Name: _____
Title: Manager

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, Manager, on behalf of Crazy Crow Holdings, LLC, a Virginia limited liability company.

My commission expires _____.
My registration number is _____.

Notary Public

TOWN OF LURAY, VIRGINIA
a Virginia Municipal Corporation

By: _____
Barry A. Presgraves
It's Mayor

ATTESTED:

By: _____
Mary F. Broyles,
It's Clerk

COMMONWEALTH OF VIRGINIA,
COUNTY OF PAGE, TO-WIT:

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Barry A. Presgraves, as Mayor, and Mary F. Broyles, as Clerk, on behalf of the Town of Luray, Virginia, a Virginia Municipal Corporation.

My commission expires: _____.
My registration number is: _____.

Notary Public