

Tax ID No.: 23-A-127 & 23-3-2

Prepared by & Return to:  
Patel & Dalrymple, PLLC  
5200 Fort Avenue  
Lynchburg, Virginia 24502  
Sam M. Patel, VSB 65811

THIS DEED OF EASEMENT made as of this 26<sup>th</sup> day of November, 2019, by and between **C. DOUGLAS BRANCH** as Grantor, and hereafter referred to as party of the first part; and **CONCORD CENTRAL LLC**, a Virginia Limited Liability Company in active status, as Grantee, hereafter referred to as party of the second part.

WITNESSETH:

WHEREAS, the party of the first part is the owner of a parcel of real estate located in the County of Campbell, said parcel having the Tax I.D. Number 23-A-127 as shown on the certain plat entitled, "PLAT OF SURVEY SHOWING THE SUBDIVISION OF THE PROPERTY OF CONCORD CENTRAL L.L.C. LOCATED IN CAMPBELL COUNTY VIRGINIA", dated December 17, 2015, and of record in the Clerk's Office for the County of Campbell County as Instrument Number 190003242; and

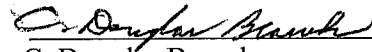
WHEREAS, the party of the second part is the owner of a parcel of real estate located in the County of Campbell, said parcel having the Tax I.D. Number 23-3-2, as shown on the aforementioned plat; and

WHEREAS, the parties hereto wish to provide for the establishment, maintenance and upkeep of a non-exclusive, perpetual easement and right-of-way twenty (20) feet in width across the parcel of the party of the first part for the purpose of ingress, egress, and maintenance of said

easement as shown as Huckleberry Knob Drive 20' Outlet Road Joint Use on the aforementioned plat.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, the hereunto named Grantor does grant and convey unto the Grantee a non-exclusive, perpetual easement and right-of-way twenty (20) feet in width across the parcel of the party of the first part for the purpose of ingress, egress, and maintenance of said easement as shown as Huckleberry Knob Drive 20' Outlet Road Joint Use on the aforementioned plat.

WITNESS the following signature and seal:

  
C. Douglas Branch

COMMONWEALTH OF VIRGINIA  
CITY/COUNTY OF \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 2019, before me personally appeared **C. Douglas Branch** known to me (or satisfactorily proven) to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

Registration Number: \_\_\_\_\_

This deed prepared by Patel & Dalrymple 5200 Fort Avenue, Lynchburg, Virginia 24502. Office: 434-832-7030 Fax: 434-832-7033. The attorneys who prepared this instrument have not performed a title examination of the subject property and therefore make no opinion or warranty as to the quality of title. The parties to this instrument agree that they have reviewed, understand, and accept its terms, and acknowledge that the attorney/client relationship between the clients(s) ordering and paying for the instrument and attorneys preparing this instrument is strictly limited to the instrument's preparation. Title insurance underwriter unknown.