

OPN/4

201703025

3

**VIRGINIA LAND RECORD COVER SHEET
FORM A - COVER SHEET CONTENT**

Instrument Date: **3/9/2017**
Instrument Type: **DE**
Number of Parcels: **1** Number of Pages: **3**
 City County

ROANOKE COUNTY

TAX EXEMPT? **VIRGINIA/FEDERAL LAW**

Grantor:
 Grantee:
Consideration: **\$0.00**
Existing Debt: **\$0.00**
Actual Value/Assumed: **\$0.00**

PRIOR INSTRUMENT UNDER § 58.1-803(D):
Original Principal: **\$0.00**
Fair Market Value Increase: **\$0.00**

(Area Above Reserved For Deed Stamp Only)

Original Book Number: Original Page Number: Original Instrument Number:

Prior Recording At: City County **ROANOKE COUNTY** Percentage In This Jurisdiction: **100%**

BUSINESS / NAME

1 Grantor: **HILL, LARRY T**
2 Grantor: **HILL, PATRICIA B**
1 Grantee: **ENDOCRINE CARE OFFICE LLC**
 Grantee:

GRANTEE ADDRESS

Name: **ENDOCRINE CARE OFFICE LLC**
Address:
City: State: **VA** Zip Code:
Book Number: Page Number: Instrument Number:
Parcel Identification Number (PIN): **027.11-03-05.00-0000** Tax Map Number: **027.11-03-05.00-0000**
Short Property Description:

Current Property Address:

City: **ROANOKE** State: **VA** Zip Code: **24019**
Instrument Prepared By: **OPN LAW** Recording Paid By: **OPN LAW**
Recording Returned To: **OPN LAW**
Address: **3140 CHAPARRAL DRIVE SUITE 200C**
City: **ROANOKE** State: **VA** Zip Code: **24018**

PG 0142 17 MAR 24 11:15



DOCUMENT PREPARED BY: *d return to:*

OPN Law
3140 Chaparral Drive, Suite 200-C
Roanoke, VA 24018

No Consideration

Tax Map No. 027.11-03-05.00-0000

THIS WATERLINE EASEMENT AGREEMENT, made this 9th day of March, 2017, by and between **LARRY T. HILL** and **PATRICIA B. HILL**, individual resident(s) of the Commonwealth of Virginia ("Grantor"); and **ENDOCRINE CARE OFFICE, LLC**, a Virginia limited liability company ("Grantee").

: W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00), paid in hand at and with the execution and delivery of this Easement Agreement, and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor does hereby GRANT and CONVEY with General Warranty and Modern English Covenants of Title unto the Grantee, its successors and assigns, the following described easements, to-wit:

A perpetual ten (10) foot wide RIGHT and EASEMENT centered on the existing line connecting to the water main on Williamson Road, to operate, inspect, use, maintain, repair or replace a water line or lines together with related improvements including slope(s), if applicable, together with the right of ingress and egress thereto from a public road, upon, over, under, and across that tract or parcel of land belonging to the Grantor, acquired by deed dated January 29, 1982 from Luther Calvin Schilling and Beatrice C. Schilling, Virginia C. Murphey, et al., and recorded in the Clerk's Office for the Circuit Court of the County of Roanoke, Virginia, in Deed Book 1180, Page 1977, and designated on the Land Records as Tax Map No. 027.11-03-05.00-0000 (the "Property").

The Grantee agrees to restore and repair any actual damage to Grantor's property which may be directly caused by the relocation, reconstruction, or maintenance of said line except as hereinafter provided. The Grantor covenants that no additional building or structure shall be erected upon or within the easement herein granted or placed in such location as to render said easement inaccessible. Until which time the Grantee connects directly to the public water main or a separate meter is installed the Grantor and Grantee shall continue to split the monthly water bill equally pursuant to the Grantor's single meter. The grant and provision of this Easement Agreement shall constitute a covenant running with the land for the benefit of the Grantee, its successors and assigns forever. Should the Grantee connect directly to the public water main, this easement shall be abandoned.

WITNESS the following signatures and seals:

GRANTOR(S):

Larry T. Hill
Larry T. Hill

Patricia B. Hill by Larry T. Hill POA
Patricia B. Hill

COMMONWEALTH OF VIRGINIA

COUNTY OF ROANOKE to wit:

The foregoing instrument was acknowledged before me this 9th day of March, 2017, by **Larry T. Hill**, Grantor.

Lisa C Garnett
Notary Public

My Commission Expires: 08/31/21 My Registration Number is: 7716944

NOTARY PUBLIC - COMMONWEALTH OF VIRGINIA
SWORN TO AND SUBSCRIBED
BEFORE ME THIS DATE

MAR 09 2017

COMMONWEALTH OF VIRGINIA

COUNTY OF ROANOKE to wit:

The foregoing instrument was acknowledged before me this 9th day of March, 2017, by **Patricia B. Hill**, Grantor.

Larry T Hill, POA
Lisa C Garnett
Notary Public

My Commission Expires: 08/31/21 My Registration Number is: 7716944

NOTARY PUBLIC - COMMONWEALTH OF VIRGINIA
SWORN TO AND SUBSCRIBED
BEFORE ME THIS DATE

MAR 09 2017

LISA CONNER GARNETT
Reg. # 7716944
My Commission Expires 8/31/2021

NOTARY PUBLIC - COMMONWEALTH OF VIRGINIA
SWORN TO AND SUBSCRIBED
BEFORE ME THIS DATE

MAR 09 2017

LISA CONNER GARNETT
Reg. # 7718944
My Commission Expires 8/31/2021

NOTARY PUBLIC - COMMONWEALTH OF VIRGINIA
SWORN TO AND SUBSCRIBED
BEFORE ME THIS DATE

MAR 09 2017

LISA CONNER GARNETT
Reg. # 7718944
My Commission Expires 8/31/2021

GRANTEE:

ENDOCRINE CARE OFFICE, LLC

By: David C. Hemminghuysen
David Heminghuysen, Its manager

~~COMMONWEALTH OF VIRGINIA~~ State of NC
~~COUNTY OF ROANOKE~~ to wit: Craven

The foregoing instrument was acknowledged before me this 8th day of March, 2017, by David Hemminghuysen, as _____ Endocrine Care Office, LLC, a Virginia limited liability company, Grantee.

Debra S. Hargett
Notary Public

My Commission Expires: Nov. 24, 2018 My Registration Number is: _____

DEBRA S HARGETT
Notary Public
Craven Co., North Carolina
My Commission Expires Nov. 24, 2018

INSTRUMENT #201703025
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
MARCH 24, 2017 AT 11:15AM

STEVEN A. MCGRAW, CLERK
RECORDED BY: FRS

GRANT IS

ENDOCRINE CARE OFFICE LLC

By: [Signature]
David H. [Name]

COMMERCIAL CONTRACT AGREEMENT

I, the undersigned, do hereby certify that the above-named party is a Virginia limited liability company.

[Signature]
[Name]

My Commission Expires: [Date]

STATE OF VIRGINIA
DEPARTMENT OF REVENUE
DIVISION OF TAX SERVICES

SALES TAX EXEMPTION CERTIFICATE