

OPN / 6

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201703024

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

Instrument Date: 3/9/2017
Instrument Type: AMEND
Number of Parcels: 1 Number of Pages: 4
 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 Percentage In This Jurisdiction: 100%

BUSINESS / NAME

- 1 Grantor: HILL, LARRY T
- 2 Grantor: HILL, PATRICIA B
- 1 Grantee: HILL, LARRY T
- 2 Grantee: HILL, PATRICA B

GRANTEE ADDRESS

Name: LARRY T HILL

Address: _____

City: _____ State: VA Zip Code: _____

Book Number: 691 Page Number: 175 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:

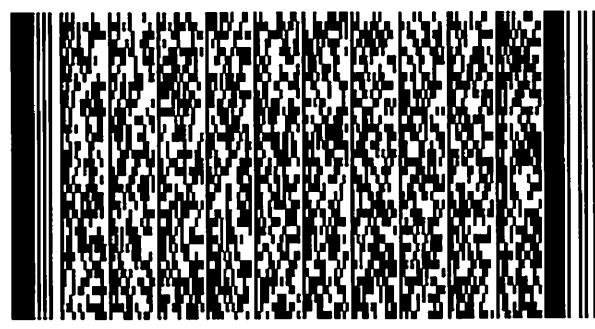
City: ROANOKE State: VA Zip Code: 24019

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 0135 '17 MAR 24 11:13

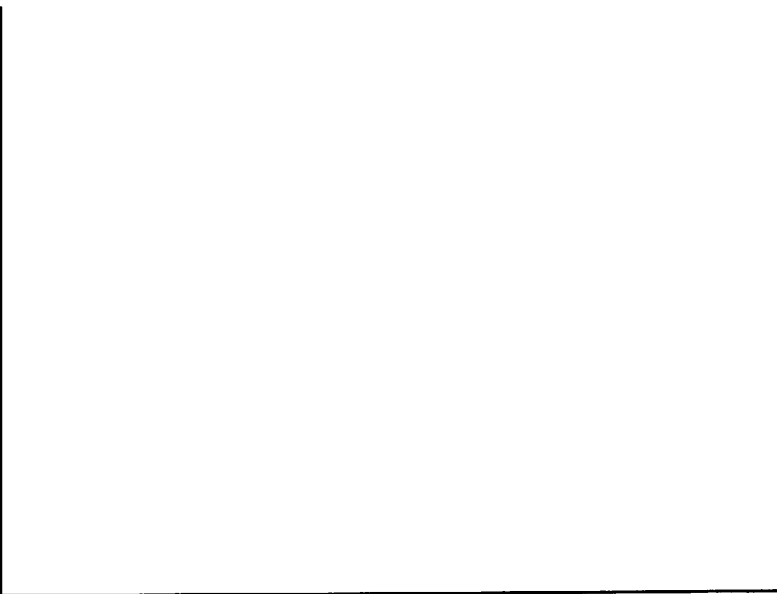
**VIRGINIA LAND RECORD COVER SHEET
FORM B - ADDITIONAL GRANTORS/GRANTEES**

Instrument Date: 3/9/2017

Instrument Type: AMEND

Number of Parcels: 1 Number of Pages: 4

City County
ROANOKE COUNTY



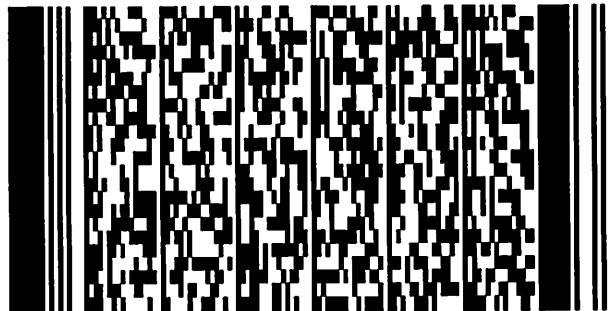
GRANTOR BUSINESS / NAME

(Area Above Reserved For Deed Stamp Only)

- 3 Grantor: ENDOCRINE CARE OFFICE LLC
- Grantor:
- Grantor:
- Grantor:
- Grantor:
- Grantor:
- Grantor:

GRANTEE BUSINESS / NAME

- 3 Grantee: ENDOCRINE CARE OFFICE LLC
- Grantee:
- Grantee:
- Grantee:
- Grantee:
- Grantee:
- Grantee:



DOCUMENT PREPARED BY: *a RETURN TO:*

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

No Consideration

Tax Map No. 027.11-03-05.00-0000

DEED OF MODIFICATION OF EXISTING EASEMENT

THIS DEED OF MODIFICATION OF EXISTING EASEMENT, made and entered into this 9th day of March, 2017, by and between **LARRY T. HILL AND PATRICIA B. HILL** ("Hill") and **ENDOCRINE CARE OFFICE, LLC**, a Virginia limited liability company ("Endocrine"); each of said parties being both Grantors and Grantees.

WITNESSETH:

WHEREAS, Hill is the owner of a certain tract or parcel of land containing .422 acre, Tax Map No. 027.11-03-05.00-0000 known as 7535 Williamson Road, Roanoke, VA 24019 ("Hill Parcel"); and

WHEREAS, Endocrine is the owner of the adjoining parcel of land, Tax Map No. 027.11-03-06.00-0000 known as 7533 Williamson Road, Roanoke, VA 24019 ("Endocrine Parcel"); and

WHEREAS, the aforesaid .422 acre Hill Parcel, Tax Map No. 027.11-03-05.00-0000 is subject to a 18' reciprocal ingress/egress easement, granted in 1962, a portion of which is more particularly described as "commencing at the northwest corner of Lot A-1, as shown on the plat attached hereto, thence along the western line of Lot A-1 a distance of 242 feet to the corner of new line as designated on the plat attached hereto" under paragraph 3 as recorded in Deed Book 691, page 175 in the Clerk's Office of the

Circuit Court of the County of Roanoke, Virginia (the "Existing Easement Under Paragraph 3"); and

WHEREAS, since the grant of the Existing Easement Under Paragraph 3, the Hill Parcel has developed such that parking for the Hill Parcel is located within the deeded course of the Existing Easement Under Paragraph 3 while unobstructed actual ingress and egress has been permitted between the single row of parking along the western lot line of the Hill Parcel and the Hill Parcel building; and

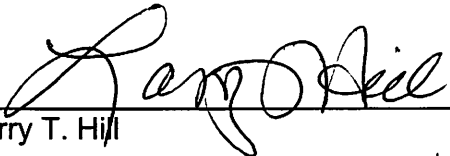
WHEREAS, the parties hereto have deemed it more appropriate to relocate the deeded course of the easement than to relocate the parking; and

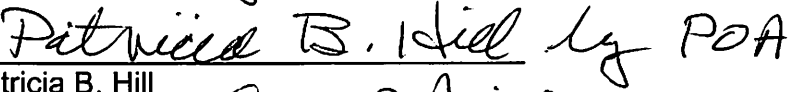
WHEREAS, it is the desire of parties hereto, as the owners of said parcels, to modify the Existing Easement Under Paragraph 3.

NOW, THEREFORE, in consideration of the mutual covenants and benefits accruing to the parties hereto, the aforesaid parties, on behalf of themselves, their heirs, assigns and successors in interest, do hereby vacate and grant to the extent necessary to modify and amend that portion of the Existing Easement Under Paragraph 3 to maintain a nonexclusive perpetual easement of right-of-way across the Hill Parcel to the Endocrine Parcel, permitting the single row parking spaces along the western lot line of the Hill Parcel to remain. It is understood by the parties hereto that the space between the building on the Hill Parcel and the rear of the parking spaces may be less than eighteen (18) feet with the understanding that should it become necessary for the Endocrine Parcel owner to have the benefit of the full eighteen (18) foot right of way, the Endocrine Parcel owner may request that the parking spaces along the side of the Hill Parcel Building be shortened accordingly. In the event of a conflict between the terms

expressed herein and the original easement granted by Deed dated the 5th of June, 1962, and recorded in Deed Book 691, page 175 in the Clerk's Office of the Circuit Court of the County of Roanoke, Virginia (the "Existing Easement"), this document shall control. Otherwise, the Existing Easement shall remain unmodified by this deed.

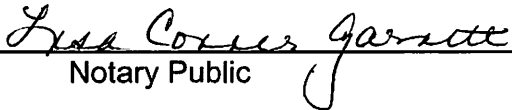
WITNESS the following signatures and seals as of the day and year first hereinabove written:


Larry T. Hill


Patricia B. Hill

STATE OF VIRGINIA,
CITY/COUNTY OF Botetourt, to-wit:

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


Notary Public

My commission expires: 08/31/21
Notary registration number: 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

Endocrine Care Office, LLC

By: David C Herminghuysen (SEAL)
Manager (TITLE)

North Carolina
STATE OF VIRGINIA,
CITY/COUNTY OF Craven, to-wit:

The foregoing instrument was acknowledged before me this 8th day
of March, 2017, by David Herminghuysen on behalf of
Endocrine Care Office, LLC, a Virginia limited liability company.

Debra S. Hargett
Notary Public

My commission expires: Nov. 24, 2018
Notary registration number:

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

INSTRUMENT #201703024
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
MARCH 24, 2017 AT 11:13AM

STEVEN A. MCGRAW, CLERK
RECORDED BY: FRS