

OPN/5

201703026

(4)

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

GRANTEE ADDRESS

Name: **LARRY T HILL**
Address:

City: State: **VA** Zip Code:

Book Number: Page Number: Instrument Number:

Parcel Identification Number (PIN): **027.11-03-06.00-0000** Tax Map Number: **027.11-03-06.00-0000**

Short Property Description:

Current Property Address:

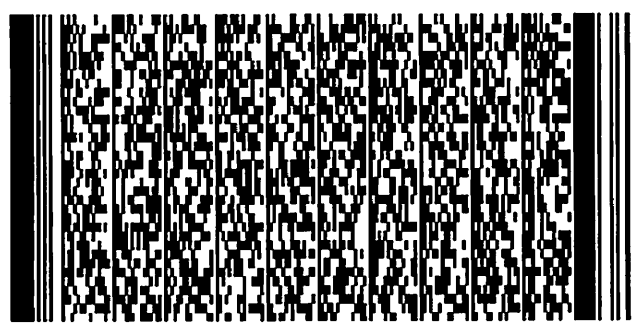
City: **ROANOKE** State: **VA** Zip Code: **24019**

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**



REC-0146 '17 MAR 24 11:16

DOCUMENT PREPARED BY: *OPN Law* **& RETURN TO:**

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

No Consideration

Tax Map No. 027.11-03-06.00-0000

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

: WITNESSETH :

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 shared between Grantor and Grantee connecting to the sewer main on Back Street, to operate, inspect, use, maintain, repair or replace a sewer 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 October 8, 2009 from PAV Properties, LLC, a Virginia limited liability company, and recorded in the Clerk's Office for the Circuit Court of the County of Roanoke, Virginia, as Instrument Number 200914250, and designated on the Land Records as Tax Map No. 027.11-03-06.00-0000 (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 Grantee covenants that in the event that a portion of the line runs under the Grantor's building and must be repaired or replaced, Grantee or its successor in title, shall relocate the sewer line, at its sole cost and expense, to a course that would not pass under the Grantor's building.

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.

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.

WITNESS the following signatures and seals:

GRANTOR:

ENDOCRINE CARE OFFICE, LLC

By: David C. Heminghuysen
David Heminghuysen, Its Manager

~~COMMONWEALTH OF VIRGINIA~~ North Carolina
~~COUNTY OF ROANOKE~~ to wit: Craven

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

Debra S. Hargett
Notary Public

My Commission Expires: Nov. 24, 2018 My Registration Number is: n/a

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

GRANTEE(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, Grantee.

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, Grantee.

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 08 2017

LISA CONNER GARRETT
Reg. # 771804
My Commission Expires 03/08/2021

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

MAR 08 2017

LISA CONNER GARRETT
Reg. # 771804
My Commission Expires 03/08/2021

PG 0150 '17 MAR 24 11:16

INSTRUMENT #201703026
RECORDED IN THE CLERK'S OFFICE OF
ROANOKE COUNTY ON
MARCH 24, 2017 AT 11:16AM

STEVEN A. MCGRAW, CLERK
RECORDED BY: FRS