

050010915

Map Nos. 192 19 11, 192 19 12 & 192 19 13.

THIS DEED, made and entered into this 28th day of June, 2005, by and between ARTHUR H. DUNKIN and RITA L. DUNKIN, husband and wife, Grantors; and LEE THOMAS HELMS and SANDRA R. HELMS, husband and wife, as tenants by the entirety with the right of survivorship, Grantees.

W I T N E S S E T H

THAT FOR AND IN CONSIDERATION of the sum of TEN DOLLARS (\$10.00) cash and other good and valuable consideration paid by the Grantees unto the Grantors, the receipt whereof is hereby acknowledged, the said Grantors do hereby BARGAIN, SELL, GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantees, LEE THOMAS HELMS and SANDRA R. HELMS, husband and wife, as tenants by the entirety with the right of survivorship as at common law and as recognized by Section 55-21 of the Code of Virginia 1950, as amended, all of those certain lots or parcels of land, with all the appurtenances thereunto belonging, lying and being in the COUNTY OF BEDFORD, VIRGINIA, and more particularly described as follows, to-wit:

BEING Lots 11, 12 and 13 as shown on Plat Showing Lakes Edge Section 1, Property of David S. Wilson, made by Lumsden & Associates, P.C., dated April 26, 2001, and being recorded in the Clerk's Office of the Circuit Court of Bedford County, Virginia in Plat Book 41, page 80.

The Grantor does further grant and convey unto the Grantee as an easement appurtenant to each lot herein conveyed a non-exclusive easement over the lands below the 800 ft. contour line, in and to the waters of Smith Mountain Lake, as they rise and fall, being bounded by the 800 ft. contour line which is the lakefront frontage of the property hereinabove described, and extending outward between lines into Smith Mountain Lake with the extension of the side lot lines of the lot herein conveyed at the same course of the said side lot lines, subject however, to the flowage easement and rights of

Vogel &
Cromwell, L.L.C.

Roanoke VA

Appalachian Power Company to the land lying below the 800 ft. contour line.

The Grantor does further grant and convey unto the Grantee as an easement appurtenant to each lot herein conveyed an easement to construct, maintain, repair and replace a drainfield in the drainfield dilution areas, 22.994 acres, as shown on Sheets 2 and 3 of the Plat Showing Revised Lakes Edge by Lumsden Associates, P.C., dated March 13, 2003, of record in the aforesaid Clerk's Office at Plat Book 43, page 60, and including an easement to construct, maintain, repair and replace the sewer line from the lot herein conveyed to the 22.994 acre drainfield dilution areas in the public utility easements, streets, and sanitary sewer easements all as shown on the aforesaid plat of revised Lakes Edge with reasonable ingress and egress to the areas of the drainfield and sewer line easements for the construction, repair, maintenance and replacement of same, subject however, to all of the covenants, conditions and provisions of the Lakes Edge Force Main Septic Association Declaration and Agreement recorded in the aforesaid Clerk's Office as Instrument Number 010013968.

BEING the same property conveyed unto the Grantors by deeds from David S. Wilson, dated November 20, 2001 and May 14, 2003, and recorded in the aforesaid Clerk's Office as Image Nos. 010016592, 010016593 and 030011368.

THIS CONVEYANCE is made subject to all effective easements, restrictions and conditions of record including but not limited to the flowage easement and rights of Appalachian Power Company in the land lying below the 800 ft. contour.

WITNESS THE FOLLOWING SIGNATURES AND SEALS:


ARTHUR H. DUNKIN (SEAL)


RITA L. DUNKIN (SEAL)

Vogel &
Cromwell, L.L.C.

Roanoke VA

STATE OF Roanoke Virginia

CITY/COUNTY OF Roanoke, TO-WIT:

The foregoing instrument was acknowledged before me this 20th

day of June, 2005, by ARTHUR H. DUNKIN and RITA L. DUNKIN, husband and wife.

James R. Cromwell
Notary Public

My commission expires:

12-31-07

RETURNED
 MAILED

Vogel & Cromwell
\$ 2524.67

INSTRUMENT #050010915
RECORDED IN THE CLERK'S OFFICE OF
BEDFORD COUNTY ON
JULY 12, 2005 AT 02:16PM
\$575.00 GRANTOR TAX WAS PAID AS
REQUIRED BY SEC 58.1-802 OF THE VA. CODE
STATE: \$287.50 LOCAL: \$287.50
CAROL W. BLACK, CLERK

RECORDED BY: CMH

Vogel &
Cromwell, L.L.C.

Roanoke VA



BUSINESS FORMS SPECIALTY, INC (757) 927-9575

(114-3-005 304)

RECEIVED
 DEPARTMENT OF REVENUE
 TAX DIVISION
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 RICHMOND, VIRGINIA 23219
 TELEPHONE (804) 781-2000
 FAX (804) 781-2000
 WWW.DOR.VIRGINIA.GOV

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