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DIFGTS

Prepared by/Return to:
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**THIS DEED IS EXEMPT FROM RECORDATION TAX PURSUANT TO SECTION
58.1-811A(3) OF THE CODE OF VIRGINIA, 1950, AS AMENDED**

Tax Parcel No. 384150001A

Consideration: \$10.00

DEED OF EASEMENT

This DEED OF EASEMENT is dated the 22 day of DECEMBER, 2016, by and between THE MIDLANDS TOWNHOUSES HOMEOWNER'S ASSOCIATION, INC., a Virginia nonstock corporation hereinafter called "Grantor," and the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, hereinafter called "Grantee."

WITNESSETH:

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys with GENERAL WARRANTY unto Grantee, its successors and assigns, the following rights in and to certain real property situate, lying, and being in James City County, Virginia, to-wit:

The privilege and easement, in perpetuity, over, under, upon, and across certain lands of Grantor for the purpose of providing stream restoration and stormwater management, such lands being shown as "VARIABLE WIDTH DRAINAGE EASEMENT TO JAMES CITY COUNTY 6,354 S.F.±/0.146 AC.±" on a plat titled "PLAT SHOWING DRAINAGE EASEMENT DEDICATED TO JAMES CITY COUNTY FROM THE MIDLANDS TOWNHOUSES HOMEOWNER'S ASSOCIATION, INC., P1 & 2 COMMON AREA," dated 11/02/2016 and prepared by AES Consulting Engineers, Inc., which plat is attached to this Deed of Easement as Exhibit A and made a part hereof.

Grantor and Grantee agree this easement is subject to the following conditions and covenants:

- A. The easement shall be for the purpose of constructing, installing, maintaining,