

Prepared by/Return to:
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DIF GTS

**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. 3840300014

Consideration: \$10.00

DEED OF EASEMENT

This DEED OF EASEMENT is dated the 22 day of DECEMBER, 2016, by and between JANEL LOREN RANKINS, 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 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 the lands of Grantor indicated as "VARIABLE WIDTH DRAINAGE EASEMENT TO JAMES CITY COUNTY 8,260 S.F.±/0.190 AC.±" on a plat titled "PLAT SHOWING DRAINAGE EASEMENT DEDICATED TO JAMES CITY COUNTY FROM JANEL LOREN RANKINS, LOT 14, SECTION 1 BROOKHAVEN SUBDIVISION #127 BROOK HAVEN DRIVE," 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, inspecting, operating, protecting, replacing, repairing, changing the size of, and removing