

CLR202505104

JCC TAX IDs: 23202A0002; 23202A0004,
23202A0005, 23202B0003, 23202B0008,
23202B0007, 2320300009A, 2320300010,
2320300011, 2320300012, 2320300013,
2320300014, 2320300015, 2320300016

**CONSIDERATION: \$00.00
NO TITLE INSURANCE**

**THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTION 58.1- 811(C)(4)
OF THE CODE OF VIRGINIA, 1950, AS AMENDED.**

ACCESS EASEMENT

THIS DEED OF ACCESS EASEMENT ("Deed") is made this 15th day of April, 2025, by and between the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, the **GRANTOR**, and ROBECA NORGE LLC, owner of JCC RE Tax Map No. 23202A0002 (7465 Richmond Road); KYLE M WILLIS AND NICOLE L WILLIS, owners of JCC RE Tax Map No. 23202A0004 (7451 Richmond Road); NORGE PROPERTIES LLC, owner of JCC RE Tax Map No. 23202A0005 (7445 Richmond Road); OKAY MANAGER LLC, owner of JCC RE Tax Map No. 23202B0003 (7431 Richmond Road); JME2 LLC, owner of JCC RE Tax Map No. 23202B0008 (204 Farmville Lane); JME2 LLC, owner of JCC RE Tax Map No. 23202B0007 (200 Farmville Lane); TERRANCE WALLACE & TIFFANY CRONK, owners of JCC RE Tax Map No. 2320300009A (300 Farmville Lane); JOHN H GARDNER, JR. AND GRACE G GARDNER, owners of JCC RE Tax Map No. 2320300010 (102 Oslo Court); RICHARD K WING & DOROTHY J WING, owners of JCC RE Tax Map No. 2320300011 (104 Oslo Court);

Prepared by/Return to:
Liz Parman, Esq. VSB#88066
Deputy County Attorney
101-D Mounts Bay Road
Williamsburg, Virginia 23185

KAREN E STETAR PETRAUSKIS, owner of JCC RE Tax Map No. 2320300012 (106 Oslo Court); MICHAEL E EYLER & BETTY J EYLER, owners of JCC RE Tax Map No. 2320300013 (108 Oslo Court); MICHAEL A HALL & SUSAN V HALL, owners of JCC RE Tax Map No. 2320300014 (110 Oslo Court); ANTHONY MAYER, JR. & WANDA L MAYER, owners of JCC RE Tax Map No. 2320300015 (112 Oslo Court); and ALAN W MILLER & BARBARA S MILLER, owners of JCC RE Tax Map No. 2320300016 (114 Oslo Court), the GRANTEES.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey unto the Grantees, an access easement (the "Access Easement") shown as "LAUREL LANE (40' UNIMPROVED R/W)" on the attached Exhibit A titled "EXHIBIT OF PROPOSED VACATION OF RIGHT OF WAY LAUREL LANE (UNIMPROVED) JAMES CITY COUNTY VIRGINIA" prepared by Landtech Resources, Inc. and dated 11/07/2024, attached hereto and made a part hereof.

The Access Easement is conveyed subject to the following terms, covenants, restrictions, and conditions:

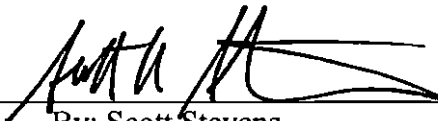
1. The Grantees shall have a non-exclusive right-of-way for ingress and egress over and across the area delineated as "LAUREL LANE (40' UNIMPROVED R/W)" on the attached Exhibit A.
2. The Grantees shall have the right to keep the Access Easement clear of all obstructions.
3. The easement rights and privileges established, created and granted by this Deed, are not intended, nor shall they be construed as creating any rights in or for the benefit of the general

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WITNESS the following signatures and seals:

Pursuant to Resolution of the Board of Supervisors of James City County, Virginia, duly executed on the 11th day of March, 2025 this conveyance is hereby executed on behalf of said County.

JAMES CITY COUNTY



By: Scott Stevens

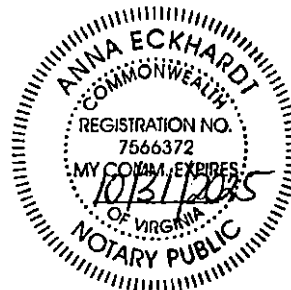
Its: County Administrator

STATE OF Virginia
CITY/COUNTY OF James City, to-wit:

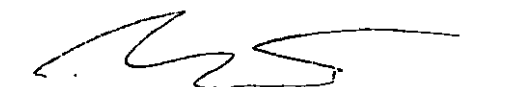
The foregoing was acknowledged before me this 15th day of April, 2025,
by Scott A. Stevens, County Administrator.


NOTARY PUBLIC

My commission expires on: October 31, 2025
Number: 7566372



Approved as to form:


County Attorney

INSTRUMENT 202505104
RECORDED IN THE CLERK'S OFFICE OF
WMSBG/JAMES CITY CIRCUIT ON
APRIL 16, 2025 AT 08:44 AM
ELIZABETH E. O'CONNOR, CLERK
RECORDED BY: SPA