

2010

100009522-01

DEETS

JCC TAX ID: 3310600040

**THIS DEED IS EXEMPT FROM TAXATION PURSUANT TO SECTIONS 58.1-811 (A)(3) CODE OF VIRGINIA, AS AMENDED.**

**DEED OF EASEMENT  
DRAINAGE EASEMENT**

This DEED OF EASEMENT made this 14th day of April, 2010, by and between ZOURVA, LLC, a Virginia limited liability company (the "Grantor") and the COUNTY OF JAMES CITY, VIRGINIA, a political subdivision of Commonwealth of Virginia (the "Grantee"), whose address is Post Office Box 8784, 101 Mounts Bay Road, Williamsburg, VA 23187.

WITNESSETH: That for and in consideration of the sum of ONE DOLLAR (\$1.00) cash and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does grant and convey unto the Grantee certain rights in and to certain real property situate, lying, and being in the Powhatan District, James City County, Virginia, shown and further described on a certain plat entitled, "PLAT SHOWING 35' DRAINAGE EASEMENT TO JAMES CITY COUNTY ON LOT 40 OF RAIN TREE SECTION 1 OWNED BY ZOURVA, LLC", Job Number 9801-25, dated December 9, 2009, made by AES Consulting Engineers (the "Plat"), which is attached as Exhibit A, said real estate having been conveyed to the Grantor by Deed recorded on February 11, 2010 as Instrument No. 100002381 in the Office of the Clerk of the Circuit Court of the City of Williamsburg and the County of James City, Virginia.

**PERMANENT EASEMENT**

The privilege and easement in perpetuity with rights of ingress and egress is hereby granted in those areas indicated on the Plat as "35' DRAINAGE EASEMENT TO JAMES CITY COUNTY AREA = 1580 S.F. ±" (the "Easement Area") to construct, lay, maintain, repair, inspect, access, improve, replace, alter, and at will remove drainage facilities in addition to those facilities which currently exist within the Easement Area over, upon, across, and under property of the Grantor.

The further terms and conditions of this grant are as follows:

- a. The Grantee may (but is not required to) trim, cut, remove, and clear all trees, limbs, undergrowth, and any and all other obstructions within the Easement Area that may in any manner, in the Grantee's sole discretion, endanger or interfere with the proper and efficient construction or operation of drainage facilities including any existing drainage facilities. In addition, the Grantee shall have all other rights and privileges as are reasonable necessary or convenient for the full enjoyment and use of the Easement Area.

Prepared by and return to:  
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