Prepared by:
Theresa Fontana (#79597)
Town Attorney, Town of Christiansburg
GUYNN & DILLON, P.C.
415 South College Avenue
Salem, VA 24153

Tax Map No. 527 - (A) – 84
Consideration $0

EXEMPTED FROM STATE AND LOCAL RECORDATION TAXES UNDER SECTION 58.1-811(A)(3) AND 58.1-811(C)(4), CODE OF VIRGINIA (1950) AS AMENDED.

THIS DEED OF EASEMENT, is made and entered into this 15th day of December, 2014, by and between MONTGOMERY COUNTY, VIRGINIA , a political subdivision of the Commonwealth of Virginia, "Grantor", and the TOWN OF CHRISTIANSBURG, VIRGINIA, a municipal corporation organized pursuant to the laws of the Commonwealth of Virginia, "Grantee", with an address of 100 East Main Street, Christiansburg, Virginia 24073.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantee to Grantor, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey to Grantee, its successors and assigns, with covenants of right to convey, quiet possession, and further assurances, a permanent easement for construction, operation, and maintenance of a public sidewalk and/or pedestrian way upon and across the lands and property of the Grantor, as follows, to-wit:

> **An access easement for a public sidewalk or other pedestrian way situated in the Town of Christiansburg, Virginia, designated as "Variable Width Permanent Pedestrian Access Easement" on the attached exhibit entitled, "Plat Showing A Variable Width Permanent Access Easement Across A Portion Of Tax Parcels 527-(A)-84," dated October 22, 2014, prepared by Ralph O. Clements, L.S., of Gay and Neel, Inc., marked "Exhibit A."**
>
> **The easement is located on the property of the Grantor consisting of approximately 4.005 acres, as shown on the plat entitled "Boundary Line Adjustment Plat of Tax Maps 527(A)84, 527(A)103 and Boundary Line Vacation of Tax Maps 527(A)85, 527(A)86, 527(A)87, 527(A)88, 527(A)89, 527(A)90, 527(A)91, (27(A)95, 527(A)96, 527(A)97, 527(A)98 and 52(A)104, for the Board of Supervisors of Montgomery County, Virginia, dated October 22, 2009, prepared by Eric Galen Gentry, L.S., of Thompson & Litton, and recorded in the Clerk's Office of the Circuit Court of Montgomery County, Virginia, as Instrument Number 2009011222.**

IT IS AGREED between the parties hereto that it shall be Grantee's right and sole responsibility to construct, lay, maintain, repair, improve, replace, alter, and remove at will the public sidewalk and to clear all plants, trees, or shrubs and other obstructions, if any, in and along the said sidewalk or pedestrian way, or adjacent thereto, that may in any way endanger or

interfere with the proper use of the same. No physical obstructions shall be placed within the easement at any time.

This conveyance is made expressly subject to all unexpired restrictions, reservations, and easements of record, if any, constituting constructive notice.

WITNESS the following signatures and seals:

GRANTOR:
MONTGOMERY COUNTY, VIRGINIA

_____
By: William Brown, Chair

APPROVED AS TO FORM:

_____
Martin M. McMahon, County Attorney

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to wit

The foregoing instrument was acknowledged before me on this _____ day of December, 2014, by William Brown, Chair, on behalf of Montgomery County, Virginia, Grantor.

_____
Notary Public:
My commission expires: _____
Registration Number: _____

The foregoing Deed is hereby accepted pursuant to Virginia Code § 15.2-1803.

GRANTEE:
TOWN OF CHRISTANSBURG, VIRGINIA

By: _____
Barry D. Helms, Town Manager

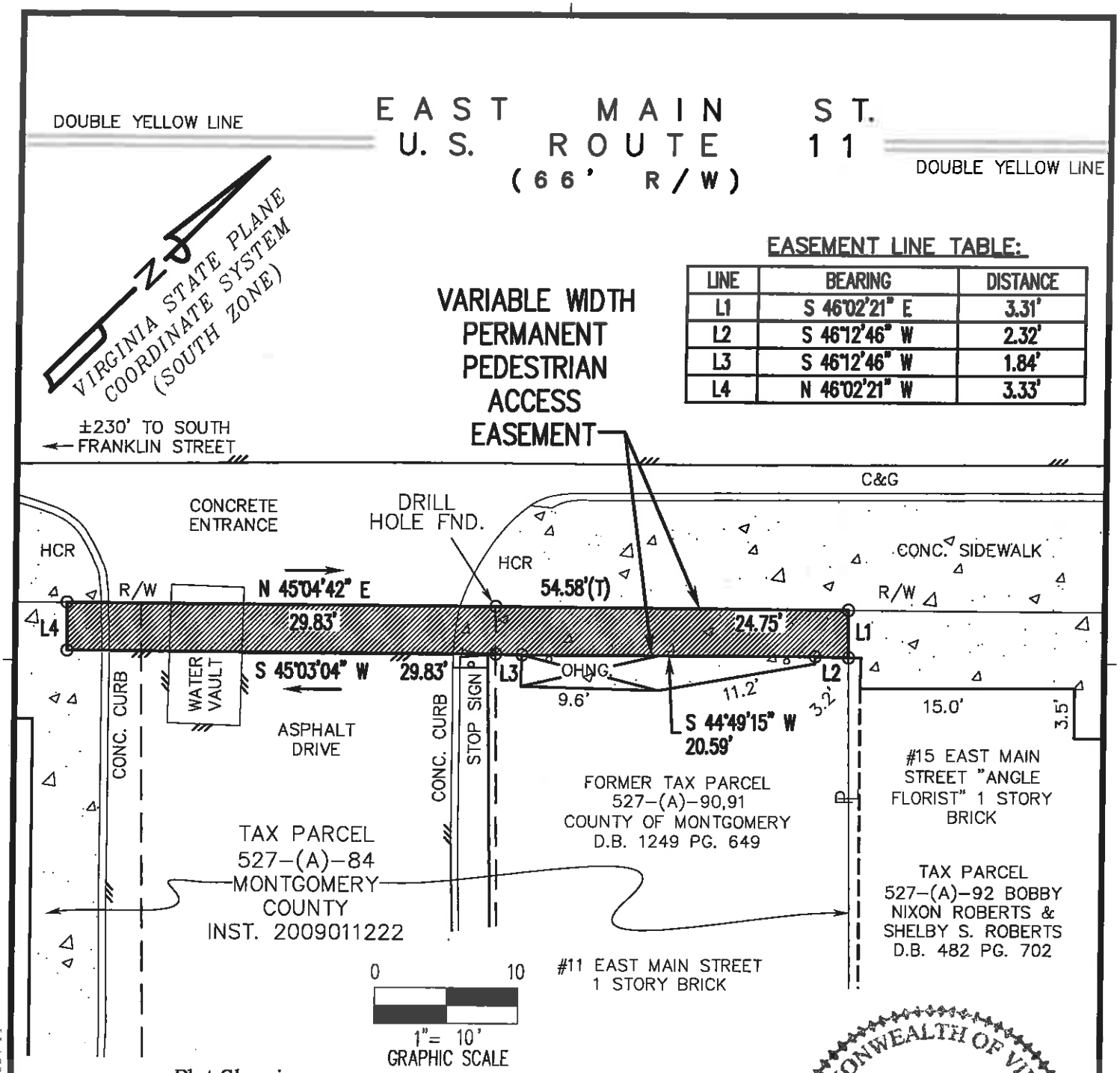
APPROVED AS TO FORM:

_____
Theresa J. Fontana, Town Attorney

COMMONWEALTH OF VIRGINIA
COUNTY OF MONTGOMERY, to wit

The foregoing instrument was acknowledged before me on this _____ day of December, 2014, by Barry D. Helms, Town Manager, on behalf of the Town of Christiansburg, Virginia, Grantee.

_____
Notary Public:
My commission expires: _____
Registration Number: _____



EASEMENT LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 46°02'21" E	3.31'
L2	S 46°12'46" W	2.32'
L3	S 46°12'46" W	1.84'
L4	N 46°02'21" W	3.33'

Plat Showing

A Variable Width Permanent Pedestrian Access Easement

Across A Portion Of

Tax Parcels 527-(A)-84

Town Of Christiansburg
Riner Magisterial District
Montgomery County, Virginia

DENOTES VARIABLE WIDTH PERMANENT PEDESTRIAN ACCESS EASEMENT

NOTE:
THIS PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.

COMMONWEALTH OF VIRGINIA
RALPH O. CLEMENTS
Lic. No. 1864
10/22/14
LAND SURVEYOR

GAY AND NEEL, INC.
ENGINEERING ◆ LANDSCAPE ARCHITECTURE ◆ SURVEYING
1260 Radford Street
Christiansburg, Virginia 24073
Phone: (540) 381-6011
Fax: (540) 381-2773
Email: info@gayandneel.com
Web: www.gayandneel.com

EXHIBIT A

PROJECT TEAM	
PM	ROC
TECH	KJD
CREW	SBU

DATE	GNI JN	SHEET
10/22/14	0664.8	1 OF 1

X:\Drawings\0664-8\SURVEY\Drawings\Plats\0664.8-ESMT PLAT 527-A-84.dwg
PLAT 8.5X11 10/23/2014 9:51:28 AM Kjd DWG To PDF.pc3 1:1