

After Recording Mail To:
VERIZON SOUTH, INC.
502 E. Piedmont Street
Culpeper, VA 22701



Document Prepared By:
TEC, LLC.
10445 Cauthorne Road
Glen Allen, VA 23059

TAX MAP PARCEL I.D. NO:
9-A-37D

DEED OF EASEMENT

THIS DEED OF EASEMENT made this **10th** day of **February 2017**, by and between **COUNTY OF SPOTSYLVANIA, VIRGINIA**, herein after called Grantor and **VERIZON SOUTH, INC.**, a Virginia corporation, its successors, assigns lessees and agents, herein after called Grantee.

WITNESSETH:

For and in consideration of One Dollar (\$1.00) cash in hand paid unto Grantor and for other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants and conveys unto Grantee, its successors, assigns, lessees and agents, a perpetual non-exclusive easement and right of way (the "Easement") to install, construct, operate, maintain, inspect, improve, relocate, alter, replace and remove a communication system consisting of such buried cables, buried wires, posts, terminals, pedestals, vaults, conduits, manholes, handholes, and related above-ground facilities, including but not limited to, posts, terminals, location markers, cabinets, equipment housings, and other appurtenances (the "Facilities"), as Grantee may from time to time require, upon, under, across and over Grantor's real property being located in the **County of Spotsylvania, Commonwealth of Virginia** more particularly identified as Parcel: **9-A-37D, 10501 Orange Plank Road, Spotsylvania, Virginia 22553** (the "Property") as shown and described on a plat identified as **Exhibit "A"**, attached hereto and made a part hereof (the "Easement Area").

Said Easement is hereby granted and conveyed unto Grantee together with the following rights and covenants:

Grantee shall have the right of ingress and egress over, upon and across the Property, including Grantor's private roads, to and from the communications system and Easement, including the right to temporarily open and close fences, for the purposes of exercising the rights herein granted.

Grantee shall have the right to trim, cut and remove trees, shrubbery, undergrowth and other obstructions within the Easement Area which interfere with or threaten the efficient and safe operation, construction or maintenance of it facilities or impedes the access thereto.

The communications system constructed hereunder is and shall remain the property of the Grantee. Grantee shall have the right to inspect, rebuild, remove, repair, remove and relocate its communications system, or any part thereof, within the Easement Area, and may make such changes, alterations, substitutions, additions in and to or extensions of its facilities as it deems advisable without the prior consent of the Grantor.

NOTICE TO LANDOWNER: You are conveying rights to a public service corporation. A public service corporation may have the right to obtain some or all of these rights through exercise of eminent domain. To the extent that any of the rights being conveyed are not subject to eminent domain, you have the right to choose not to convey those rights and you could not be compelled to do so. You have the right to negotiate compensation for any rights that you are voluntarily conveying.

Grantor covenants that it is seized of the Property and has the right to convey the Easement, rights and privileges herein conveyed to Grantee and that Grantee shall have quiet and peaceable possession, use and enjoyment of the aforesaid Easement, rights and privileges hereby granted.

IN WITNESS WHEREOF, the following signature(s) and seal(s):

Grantor: County of Spotsylvania, Virginia

(Signatures) _____ / _____

Titles: _____ / _____

COMMONWEALTH OF VIRGINIA:

County/City of _____ ; to wit:

I, _____, a Notary Public in and for the jurisdiction aforesaid
do hereby certify that

_____ and _____
as _____ and _____

of **County of Spotsylvania, Virginia** did personally appear before me and acknowledge the foregoing
writing dated, **February 10, 2017** in the jurisdiction aforesaid this _____ day of _____
, 2017.

My Commission expires: _____

Notary Public

Identification number

APPROVED AS TO FORM:


DEPUTY COUNTY ATTORNEY

Sheet 2
of 3