

BK 1126PG3013

Prepared by and Return to:

George I. Vogel, III  
Vogel & Cromwell, LLC  
204 McClanahan Street  
Roanoke, VA 24014

Tax Map Parcel Number: 31.-6.3; 31.-6.4,  
31.-6.5 and 31.10-8  
Consideration: \$0.00

Grantee(s) Address:

P.O. Box 540  
Wirtz, VA 24184

Transaction insured by: None

THIS DEED IS EXEMPT PURSUANT TO VA CODE §58.1-811(D)

THIS DEED OF GIFT, made and entered into this 21<sup>st</sup> day of August, 2019, by and between RKL HOLDINGS, LLC, a Virginia Limited Liability Company, Grantor; and SOUTH POINTE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC., a Virginia Corporation, Grantee.

W I T N E S S E T H:

WHEREAS, Willard Construction of Roanoke Valley, Inc. was the developer of those condominiums located in the County of Franklin, Virginia known as South Pointe Condominiums shown on those Plats of South Pointe Condominiums, Phases 1-4, recorded in the Clerk's Office of the Circuit Court for the County of Franklin, Virginia in Deed Book 798, Page 1309, Deed Book 817, Page 2307, Deed book 834, Page 873 and Deed Book 859, Page 1622; and

WHEREAS, pursuant to the Declaration of South Pointe Condominium, Phase I, recorded in the aforesaid Clerk's Office in Deed Book 798, Page 1282, the Developer formed the corporation known as the South Pointe Condominium Unit Owners' Association, Inc. for the purpose of exercising the functions set forth in the Declaration; and

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Roanoke VA

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DK 1126 PG 3014

WHEREAS, the various dilution and drain field areas for South Pointe Condominiums Phases 1-4 are located on the below described properties; and

WHEREAS, the below described properties were conveyed to RKL Holdings, LLC by deed from Willard Construction of Roanoke Valley, Inc. by Deed dated September 14, 2005 recorded in the aforesaid Clerk's Office in Deed Book 862, Page 1400; and

WHEREAS, the Grantor has agreed to convey and the Grantee has agreed to accept the below described properties.

NOW THEREFORE, IN CONSIDERATION of the sum of the above stated premises, the said Grantors do hereby GRANT and CONVEY, with GENERAL WARRANTY and MODERN ENGLISH COVENANTS OF TITLE, unto the Grantee, SOUTH POINTE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC., a Virginia Corporation, all of those certain lots or parcels of land located in the COUNTY OF FRANKLIN, VIRGINIA, and more particularly described as follows, to-wit:

**PARCEL I**

Parcel 2A containing 13.8518 acres as shown on that "Plat from Records Showing the Combination of Tax Map # 0310000603, 6.7179 acres and Tax Map # 0310000604, 7.1339 acres, Property of RKL Holdings, LLC " prepared by Lumsden Associates, P.C., dated May 22, 2019, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed Book 1126, Page 308.

BEING a portion of the "West Parcel" acquired by Deed from Willard Construction of Roanoke Valley, Inc. dated September 14, 2005 and recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed Book 862, Page 1400.

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BK 1126PG3015

PARCEL II

Parcel I containing 6.7844 acres as shown on that "Plat from Records Showing Tax Map # 0310000605, Property of RKL Holdings, LLC" prepared by Lumsden Associates, P.C., dated May 15, 2109, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed Book 1126, Page 3010.

SUBJECT TO that "New Variable Width Drainfield Easement for the Benefit of Tax # 0310000602" as shown on that "Plat Showing New Drainfield Easement" prepared by Lumsden Associates, P.C., dated June 4, 2019, and recorded in the aforesaid Clerk's Office in Deed Book 1126, Page 3011.

BEING that 7.477 acres identified as the "East Parcel" on that plat prepared by Lumsden Associates, P.C. dated August 23, 2005 showing 53.210 acres being conveyed to RKL Holdings, LLC by Willard Construction of Roanoke Valley, Inc. and recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed Book 862, Page 1402, less and except that 0.693 acre shown as "Remaining Property of Willard Construction of Roanoke Valley, Inc." on that "Plat of South Pointe Condominium, Phase 1" prepared by Lumsden Associates, P.C., dated September 8, 2003 and recorded in the aforesaid Clerk's Office in Deed Book 798, Page 1310.

PARCEL III

BEING 3.617 acres identified as the "Dilution Area & Drainfield Area for SouthPointe Condominiums" as shown on that "Plat of The Waterfront, Section 12" prepared by Lumsden Associates, PC, dated October 4, 2005, and recorded in the Clerk' Office of the Circuit Court for the County of Franklin in Deed Book 865, Page 1745.

BEING a portion of the "West Parcel" acquired by Deed from Willard Construction of Roanoke Valley, Inc., dated September 14, 2005, and recorded in the Clerk's Office of the Circuit Court for the County of Franklin in Deed Book 862, Page 1400.

This conveyance is made subject to all easements, conditions, and restrictions of record.

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[ THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAM ]

BK 1126PG3016

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

RKL HOLDINGS, LLC

By: [Signature]

Its: Manager

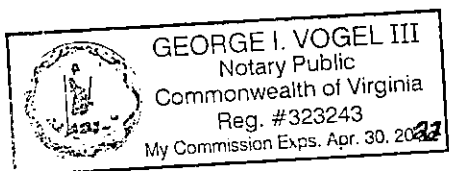
STATE OF VIRGINIA

~~CITY~~/COUNTY OF Franklin, TO-WIT:

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of August, 2019, by Ronald L. Willard, II, its Manager on behalf of RKL HOLDINGS, LLC.

[Signature]  
Notary Public

My commission expires:  
4/30/22



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BK1126PG3017

WITNESS THE FOLLOWING SIGNATURES AND SEALS:

SOUTH POINTE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

By: [Signature]

Its: PRESIDENT SPCUOA

STATE OF VIRGINIA

CITY/COUNTY OF Franklin, TO-WIT:

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of August, 2019, by Diane L. Donahue, the President SPCUOA on behalf of SOUTH POINTE CONDOMINIUM UNIT OWNERS' ASSOCIATION, INC.

Emily G. Eagle  
Notary Public

My commission expires: 06/30/21

EMILY R. GREER  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. #7739636  
My Commission Expires June 30, 2021

*Now known as Emily G. Eagle*

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Roanoke VA

INSTRUMENT 190005537  
RECORDED IN THE CLERK'S OFFICE OF  
FRANKLIN COUNTY CIRCUIT ON  
SEPTEMBER 9, 2019 AT 01:30 PM  
TERESA J. BROWN, CLERK  
RECORDED BY: JFL