

6-3723

DEED OF DEDICATION AND EASEMENTS

Plat cards 3701, 3702  
3703 ~ 3704

THIS DEED OF DEDICATION AND EASEMENTS is made this 19<sup>th</sup> day of August 2005 by **RUCKERSVILLE VILLAGE, LLC**, a Virginia limited liability company ("Owner") and **JOHN A. DEZIO, TRUSTEE OF THE WESTSIDE LAND TRUST U/A April 1, 2001**("Trustee"), Grantors; and the **BOARD OF SUPERVISORS OF GREENE COUNTY, VIRGINIA**, a body politic and **REYNOLDS S CORP.**, a Virginia corporation, Grantees.

WITNESSETH:

**PREAMBLE.** Owner is the fee simple owner and proprietor by Vendor's Lien Deed recorded in Deed book 837 at Page 187 among the land records of Greene County, Virginia of all that certain tract therein described, including the 2.0289 acres (the "Property") shown on the attached plat dated August 19, 2005, prepared by Kevin P. O'Connor, Land Surveyor #1967 (the "Plat"). Trustee reserved a vendor's lien in the aforesaid deed. Reynolds S Corp. is the beneficiary of an Agreement with Owner dated April 16, 2004, a memorandum of which was recorded in Deed Book 837 at Page 287 among the land records of Greene County, Virginia ("Agreement").

It is the desire and intent of the Owner to dedicate in fee simple the aforesaid Property as a public street and to dedicate to the County of Greene, Virginia and other appropriate public authorities and utility companies the easements as shown on the Plat. It is further the desire

Return: Fried Co.  
5924 Fried Farm Rd -  
Cozet, VA 22932  
60-(A)-12

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a fifty foot (50') easement for ingress and egress together with all necessary temporary construction easements and slope, maintenance, and drainage easements in accordance with the Agreement.

**NOW THEREFORE**, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner does hereby dedicate to the Board of County Supervisors of Greene County, Virginia in fee simple absolute all areas shown on the Plat for roads, streets, alleys, and other such public uses as may be identified by specific use of name or by the general designation "for public use," together with easements for sight distance and storm drainage, and further dedicates any easement indicated on such Plat for the installation of sanitary sewer and waterline or for any access thereto, ultimately to be owned, operated, or maintained by any public authority.

**FURTHER**, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby grants easements for telephone, electricity, gas, cable, and other utilities to the appropriate utility companies, all as designated as "15' utility easement" on the Plat.

**FURTHER**, in consideration of the premises and other good and valuable consideration, the receipt of which is hereby acknowledged, Owner hereby grants to Reynolds S Corp. a Sign Easement as shown on the Plat pursuant to the terms and conditions of the Agreement and a fifty foot (50') ingress/egress easement as shown on the Plat together

with and including slope, maintenance, and drainage easements, and temporary construction easements to its intersection with the land now owned by Reynolds S Corp., pursuant to the Agreement.

**THIS DEED FUTHER WITNESSETH** that in consideration of the premises and the sum of One Dollar (\$1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, the Trustee does hereby release and discharge from its vendor's lien the Property and the easements granted herein in this Deed of Dedication and Easements, it being intended that the vendor's lien shall remain on the balance of the land described in Deed Book 837 at Page 187. Said vendor's lien shall remain in full force and effect as to the land reserved in the Vendor's Lien Deed and not released hereby.

This Deed of Dedication and Easements is made in accordance with the statutes made and provided for in such cases and with the approval of the proper authorities of Greene County, Virginia, and in accordance with the free consent and desire of the sole owner and proprietor of the Property described in the Plat.

(Signatures and seals are on the following pages)

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WITNESS the following signatures and seals as of the date first above written.

**OWNER**

RUCKERSVILLE VILLAGE, LLC  
a Virginia limited liability company

By *Theodore K. Kostich* (SEAL)

Name Theodore K. Kostich

Title Managing Member

STATE OF VIRGINIA

CITY/COUNTY OF Greene, to wit:

The foregoing instrument was personally acknowledged before me in the jurisdiction aforesaid this 19<sup>th</sup> day of August 2005, by Theodore K. Kostich as Managing Member of Ruckersville Village, LLC, on its behalf.

My Commission expires 10-31-06

*Deborah W. Harper*  
Notary Public



(Signatures are continued on the following page)

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WITNESS the following signatures and seals as of the date first  
above written.

**TRUSTEE**

WESTSIDE LAND TRUST U/A APRIL 1, 2001

By: *John A. Dezio, Trustee*  
Name: John A. Dezio, Trustee  
Title: Trustee

STATE OF VIRGINIA  
CITY/COUNTY OF Charlottesville, to wit:

The foregoing instrument was acknowledged before me this 22<sup>nd</sup>  
day of August 2005, by John A. Dezio, Trustee of the Westside Land  
Trust U/A April 1, 2001.

My Commission expires 4.30.09

*Joseph Wright Pinder*  
Notary Public



INSTRUMENT #0503723  
RECORDED IN THE CLERK'S OFFICE OF  
GREENE ON  
AUGUST 22, 2005 AT 03:51PM  
MARIE G. DURRER, CLERK  
*M. Dur*  
RECORDED BY: MCD