

BK 0497 PG 01629

THIS RIGHT OF WAY DEED made and entered into this the 22 day of April, 1992 by and between EDWARD G. WAGONER and MARTHA DIANN WAGONER, husband and wife, parties of the first part (Grantor) and ROCKY MOUNT HARDWOODS, INC., a Virginia Corporation, party of the second part (Grantee).

W I T N E S S E T H:

THAT FOR AND IN CONSIDERATION OF THE SUM OF TEN (\$10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said parties of the first part do hereby grant and convey unto the party of the second part, a right of way and easement, 30 feet in width, traversing from Va. St. Rt. 792 and unto the property as conveyed unto the Grantee herein by deed dated the 21<sup>st</sup> day of April, 1992 and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, immediately prior to the recordation of this deed. Said right of way and easement herein conveyed shall follow the centerline of the existing road as the same does traverse from Va. St. Rt. 792 over, across and through the property as conveyed unto the male Grantor herein by Deed dated the 1st day of May, 1985, and recorded in the Clerk's Office of the Circuit Court of Franklin County, Virginia, in Deed Book 386, at Page 1958, and leading unto the 30 inch white oak which tree is a boundary line tree for the adjoining properties of the lands of the parties hereto. (See plat recorded in the aforesaid Clerk's Office in Deed Book 495, at Page 1200 which shown

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**RAINE & PERDUE**  
ATTORNEYS AT LAW  
Rocky Mount, Virginia 24181

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the Wagoner tract as containing 18 acres, more or less, the Grantees land as "Tract A", containing 55.16 acres, more or less; and, the location of the 30 inch white oak.)

Said right of way and easement is to be deemed a covenant appurtenant unto and running with and for the benefit of "Tract A" containing 55.16 acres as conveyed unto the Grantees herein by Deed from Clifford Bowman and Clinton Hardy and recorded immediately prior to the recordation of this deed.

The party of the second part, its successors and assigns, agrees to construct and maintain a gate at an agreed location near Va. St. Rt. 792.

TO HAVE AND TO HOLD unto the said ROCKY MOUNT HARDWOODS, INC., a Virginia Corporation, its successors and assigns forever.

Witness the following signatures and seals.

Edward G. Wagoner (SEAL)  
EDWARD G. WAGONER

Martha Diann Wagoner (SEAL)  
MARTHA DIANN WAGONER

ROCKY MOUNT HARDWOODS, INC.  
a Virginia Corporation

By William B. Poff (SEAL)

Its Pres.

STATE OF VIRGINIA AT LARGE

COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was acknowledged before me this the 23 day of April, 1992 by EDWARD G. WAGONER and MARTHA DIANN WAGONER.

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My commission expires

July 31, 1995  
Amber S Young  
Notary Public

STATE OF VIRGINIA AT LARGE

COUNTY OF FRANKLIN, to-wit:

The foregoing Deed was acknowledged before me this  
the 22 day of April, 1992 by William Boff of ROCKY  
MOUNT HARDWOODS, INC.

My commission expires

July 31, 1995  
Amber S Young  
Notary Public