

EASEMENT AGREEMENT

THIS AGREEMENT by and between PATRICIA C. RAMEY, first party; and LOIS LUNDIE SPENCE, unmarried, 929 Marilyn Drive, Raleigh, North Carolina 27607, second party;

WHEREAS, the first party is record owner of real property in Ditchley, Wicomico Magisterial District, Northumberland County, Virginia, consisting of 2.76 acres, more or less, together with a certain "40' right-of-way" from her property to VSH 725, all as more particularly described in a deed from Jean W. Watson and James F.W. Watson to John W. Ramey and Patricia C. Ramey, husband and wife, as tenants by the entireties with the right of survivorship, dated August 1, 1994, and the plat of survey made by Charles J. Kerns, (C.L.S.), dated June 14, 1994, recorded therewith. The said John W. Ramey died ^{February} ~~March~~ 1997, survived by Patricia C. Ramey; and

WHEREAS, the second party has been granted and conveyed a drainfield easement area appurtenant to her parcel and appurtenant to the 40' right-of-way described; and

WHEREAS, the parties hereto are desirous of agreeing to easements for the construction, maintenance, repair and replacement of septic or sewer systems on the 90' x 150' parcel containing 0.31 of an acre and designated "drainfield easement" described on a plat of survey made by Charles J. Kerns, C.L.S., dated August 5, 1986, revised April 21, 1997, and a piping and/or culvert system under the 40' right-of-way and within the 15' easement shown on the aforesaid plat.

NOW, THEREFORE, for and in consideration of the sum of

One Dollar (\$1.00), and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, the first party does release, remise and quitclaim unto the second party an easement for the construction, maintenance, repair and replacement of

A. One or more septic or sewer systems (to include drainfields) on the 90' x 150' parcel containing 0.31 of an acre and designated "Drainfield Easement" for the 1.857 acres on the aforesaid plat; and

B. A piping and/or culvert system under the 40' right-of-way and within the 15' easement shown on the aforesaid plat between the property herein conveyed and the 0.31 of an acre.

The second party, her successors and assigns, shall repair said easement after construction. *AND RETURN TO ORIGINAL CONDITION.* ^{for}

WITNESS the following signature and seal:

Patricia C. Ramey (SEAL)
PATRICIA C. RAMEY

STATE OF VIRGINIA

CITY/COUNTY OF Lancaster, to-wit:

I, Crystal S. Blake, a Notary Public in and for the City/County and State aforesaid, whose commission expires on the 30th day of April, 2001, do hereby certify that PATRICIA C. RAMEY, whose name is signed to the foregoing writing, has this day acknowledged the same before in my City/County and State aforesaid.

GIVEN under my hand this 16th day of May, 1997.

Crystal S. Blake
Notary Public