

COURT ADDRESS:
45 THIRD STREET NW, SUITE 101
PULASKI, VA 24301
PHONE # :540-980-7825



OFFICIAL RECEIPT
PULASKI COUNTY CIRCUIT COURT
DEED RECEIPT

DATE : 12/08/2020 TIME : 11:24:11 CASE # : 155CLR202004275
RECEIPT # : 20000010481 TRANSACTION # : 20120800018
CASHIER : JGP REGISTER # : C995 FILING TYPE : AG PAYMENT : FULL PAYMENT
INSTRUMENT : 202004275 BOOK : RECORDED : 12/08/2020 AT : 11:23
GRANTOR : SHAH DEVELOPMENT, LLC EX : N LOC : CO
GRANTEE : SHAH DEVELOPMENT, LLC EX : N PCT : 100%
RECEIVED OF : HAMRICK & HAMRICK

ADDRESS : P.O. BOX 1499 CHRISTIANSBURG, VA 24068

DATE OF DEED : 11/19/2020

CHECK : \$26.00 CHECK NUMBER : 9273

DESCRIPTION 1 : NEW LOT 1

2 : 1.220 ACRES

CONSIDERATION : \$0.00

AVAL : \$0.00

PAGES : 005

OP : 0

NAMES : 0

PIN OR MAP : 092-001-0000-037A

ACCOUNT CODE	DESCRIPTION	PAID
035	VIRGINIA OUTDOOR FOUNDATION	\$3.00
106	TECHNOLOGY TRST FND	\$5.00
145	VSLF	\$3.50
301	CLERK RECORDING/INDEXING FEE	\$14.50

TENDERED : \$ 26.00
AMOUNT PAID : \$ 26.00

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 11/19/2020

Instrument Type: AG

Number of Parcels: 4 Number of Pages: 5

[] City [X] County PULASKI
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 X Grantor: SHAH DEVELOPMENT, LLC

Grantor:

1 X Grantee: SHAH DEVELOPMENT, LLC

Grantee:

Grantee Address

Name: SHAH DEVELOPMENT, LLC

Address: P.O. BOX 1499

City: CHRISTIANBURG State: VA Zip Code: 24068

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 092-001-0000-037A

Short Property Description: NEW LOT 1

1.220 ACRES

Current Property Address: ALLISON DRIVE

City: PULASKI State: VA Zip Code: 24301

Instrument Prepared By: HAMRICK & HAMRICK Recording Paid By: HAMRICK & HAMRICK

Recording Returned To: HAMRICK & HAMRICK

Address: 104 SOUTH FRANKLIN ST

City: CHRISTIANBURG State: VA Zip Code: 24073



VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 11/19/2020

Instrument Type: AG

Number of Parcels: 4 Number of Pages: 5

[] City [X] County PULASKI
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 092-001-0000-0045

Short Property Description: NEW LOT 2
2.091 ACRES

Current Property Address: ALLISON DRIVE

City: PULASKI State: VA Zip Code: 24301

Prior Recording At:

[] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 092-001-0000-0046

Short Property Description: NEW LOT 3
2.301 ACRES

Current Property Address: ALLISON DRIVE

City: PULASKI State: VA Zip Code: 24301



(Area Above Reserved For Deed Stamp Only)

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM C – ADDITIONAL PARCELS

Instrument Date: 11/19/2020

Instrument Type: AG

Number of Parcels: 4 Number of Pages: 5

[] City [X] County PULASKI
CIRCUIT COURT

Parcels Identification/Tax Map

Prior Recording At:

[] City [] County

Percentage In This Jurisdiction: 100%

Book Number: Page Number:

Instrument Number:

Parcel Identification Number (PIN)/Tax Map Number: 092-001-0000-0037

Short Property Description: NEW LOT 4
4.943 ACRES

Current Property Address: ALLISON DRIVE

City: PULASKI State: VA Zip Code: 24301

Prior Recording At:

[] City [] County Percentage In This Jurisdiction:

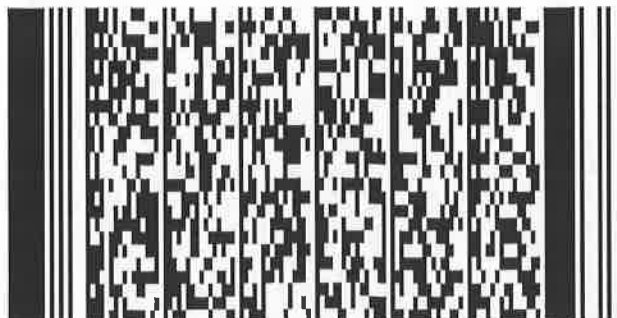
Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number:

Short Property Description:

Current Property Address:

City: State: Zip Code:



Prepared by: Hamrick & Hamrick, Attorneys at Law, without the benefit of a title examination performed by this office

VB#: 19127

Grantee Address: P.O. Box 1499, Christiansburg, VA 24068

THIS DECLARATION OF EASEMENTS AND ROAD MAINTENANCE made and entered into this 19th day of November, 2020, by SHAH DEVELOPMENT, LLC, a Virginia limited liability company, hereinafter referred to as "Declarant;"

WHEREAS, the Declarant is the current owner of all those new lots being New Lot 1, New Lot 2, New Lot 3 and New Lot 4 Allison Drive, as shown on survey entitled, "Lot Line Revision Between The Properties of Shah Development, LLC Ingles Magisterial District Pulaski County, Virginia" dated February 10, 2019 prepared by James Conrad Groseclose, II designated as Job No. 115219 which said survey is recorded in the Clerk's Office of the Circuit Court of Pulaski County, Virginia as Instrument No. 202002080; and

WHEREAS, as shown on the herein described survey designated as Job No. 115219 identified a 30' Private Right of Way (Allison Drive) that services new lots 1 through 4 and each lot owner shall be responsible for its shared portion on the right of way. "Shared portion" is identified as the shared distance on the right of way that each lot owner uses; and

WHEREAS, the Declarant designates and declares that the 15' variable easement as identified on the "Exhibit A" attached hereto and made a part hereof as the servicing easement and right of way for new lots 2 and 3 and is to be maintained by the owners of new lots 2, 3 and 4; and

WHEREAS, as identified on the heretofore described survey designated as Job No. 115219 is a 40' easement for servicing new lot 3 and the declarant desires that the portion of the 40' easement that is south of the designated 15' variable easement as shown on the attached "Exhibit A" not be used; and

WHEREAS, the Declarant desires to subject the above referenced lots 1 through 4 to finance, liens and charges for a private maintenance and improvements of the

existing 30' Private Right of Way (Allison Drive) and the designated 15' variable easement as shown on the attached "Exhibit A"; and

WHEREAS, the Declarant hereby declares that the herein described tracts or parcels of land be held, transferred, sold conveyed and occupied subject to the covenants, easements, liens and charges hereinafter set forth which are hereby imposed to enhance and protect the maintenance and improvement of the 30' Private Right of Way (Allison Drive) and the designated 15' variable easement as shown on the attached "Exhibit A"; and

NOW, THEREFORE, in consideration of the premises and mutual covenants provided herein, Shah Development, LLC declares as follows:

1. The Declarant designates and declares that the 15' variable easement as identified on the "Exhibit A" attached hereto and made a part hereof as the servicing easements and right of way for new lots 2 and 3 and is to be maintained by the owners of new lots 2, 3 and 4.

2. As identified on the heretofore described survey designated as Job No. 115219 the 40' easement servicing new lot 3 voluntary not be used as to that portion south of the designated 15' variable easement as shown on the attached "Exhibit A".

3. Lots 1 through 4 as identified on the herein described survey designated as Job No. 115219 shall maintain the 30' Private Right of Way (Allison Drive) for their shared portion on the right of way. "Shared portion" is defined as the shared distance of the right of way that each individual lot owner uses to access their individual lots.

4. The terms "maintenance" and "repair" shall include the performing all necessary work to maintain said road and to perform repairs so as to maintain the road in good and safe condition including but not be limited to, repairing the road surface, adding stone, clearing obstructions, grading or scraping the road as necessary, clearing or recutting ditches as necessary, trimming brush along the roadside, removing snow, unplugging or

opening culverts or drainpipes, and performing any and all other necessary work required to maintain the road in a condition that will allow for reasonable and safe access of standard passenger vehicles.

5. There shall be no obligation on the undersigned to upgrade the road to a superior condition than exists on the date hereof unless there is an agreement in writing to such upgrade; provided, however, that any party shall have the right to upgrade said road to a superior condition at such party's sole expense and will only be required to give the other party a written notice and will be allowed to proceed with the upgrades and/or improvements without permission of the other party.

6. The covenants set forth in this road maintenance agreement shall run with the land described above and owned by the Declarant and shall be binding on the heirs, personal representatives, successors, and assigns of the parties hereto.


7. The road which is the subject of this maintenance agreement is not dedicated to public use.

8. This road maintenance agreement contains the entire agreement by the Declarant and shall be binding on the heirs, personal representatives, successors, and assigns of the parties hereto and shall be construed and interpreted according to the laws of the Commonwealth of Virginia.

9. All performed maintenance and repairs shall constitute a lien on any non-contributing owners.

IN WITNESS WHEREOF, the parties hereto affix their signatures and seals.

SHAH DEVELOPMENT, LLC


_____(SEAL)
David L. Hagan, member

STATE OF VIRGINIA

COUNTY OF MONTGOMERY, to-wit:

The foregoing instrument was executed before me this 4 day of DECEMBER, 2020, by David L. Hagan, member of Shah Development, LLC on behalf of the limited liability company, Declarant.

My commission expires: 2/28/2022



Notary Public

Prepared by: Hamrick & Hamrick, Attorneys at Law



