

EXAMINED &  
RETURNED

PIN#7819-09-9793-000 (Long Stalk)  
PIN#7819-09-3870-000 (Cummings)  
Consideration: \$ (Nominal) 1.00  
Prepared by: Robert deT. Lawrence, IV VSB#03779  
Title Insurance: none  
Grantee address:  
PO Box 146  
Broad Run, Virginia 20137



Doc ID: 008119550003 Type: DEE  
Recorded: 10/03/2017 at 01:32:00 PM  
Fee Amt: \$42.33 Page 1 of 3  
Fauquier County, VA  
Gail H Barb Clerk of Circuit Court  
File# 2017-00008748

BK 1556 PG 2179-2181

### THIS DEED OF EASEMENT

made and entered into this 12<sup>th</sup> day of September, 2017, by and between Cummings Investments Associates, Inc., a Delaware company, party of the first part; and Long Stalk LLC, a Virginia limited liability company, party of the second part.

#### WITNESSETH:

That for and in consideration of the sum of One Dollar (\$1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged by the party of the first part does hereby GRANT and CONVEY unto the party of the second part, for the use of the present and future owners of the dominant tract, a nonexclusive, appurtenant, permanent and perpetual easement over the existing gravel driveway known as Longstalk Lane to and from public Midland Road (Virginia Route 610), to provide ingress and egress to said public road for all manner of traffic and utilities. The parties further agree:

1. The dominant tract is known as PIN#7819-09-9793-000 being assessed as 2 acres conveyed to Long Stalk LLC by deed in Deed Book 1410 at page 2053.
2. The servient tract is known as PIN#7819-09-3870-000 being assessed as 15.7731 acres conveyed to Cummings Investment Associates, Inc. by deed in Deed Book 353 at page 251.
3. The easement hereby conveyed shall have a width of 20 feet and shall be from Midland Road to the property of Long Stalk LLC and situate immediately adjacent to and

along the southerly boundary of the property of Cummings Investment Associates, Inc.

4. This Agreement is a covenant running with the land and shall be binding upon present and future owners of the properties herein described.

WITNESS the following signatures and seals:

Cummings Investment Associates, Inc.

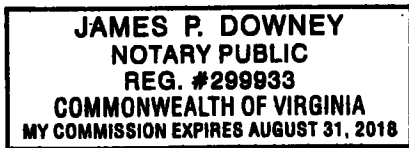
By: *Diana Cummings* [SEAL]

Long Stalk LLC

By: *John W. Cantrell* [SEAL]

STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of September 2017, by *Diana Cummings*, authorized signature for Cummings Investment Associates, Inc.

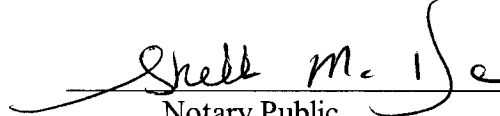


*James P. Downey*  
Notary Public  
# \_\_\_\_\_

My commission expires: \_\_\_\_\_

STATE OF VIRGINIA  
COUNTY OF FAUQUIER, to wit:

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of September, 2017, by John W. Cancell, authorized signature for Long Stalk LLC.

  
Notary Public  
# \_\_\_\_\_



My commission expires: 3/31/19

Prepared Without Benefit of Title Examination by:  
Robert deT. Lawrence, IV VSB# 03779  
Walker Jones, P.C., 71 Winchester Street, Warrenton, Virginia  
Y:\Estates\_and\_Equity\Longstalk LLC\Easement 2017-07-13.wpd

RECORDED IN CLERK'S OFFICE OF  
FAUQUIER ON  
OCTOBER 3, 2017 at 1:32:00 PM  
AS REQUIRED BY VA CODE §58.1-802  
STATE: \$0.00 LOCAL: \$0.00  
FAUQUIER COUNTY, VA  
GAIL H BARB CLERK OF CIRCUIT COURT

