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11/09/93 mwb

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THIS DEED OF EASEMENT made this 10th day of November, 1993, by and between TABB LAKES, LTD., a Virginia corporation, Grantor, party of the first part, and TABB LAKES HOMES ASSOCIATION, INC., a Virginia corporation, whose mailing address is _____,

Grantee, party of the second part.

WITNESSETH: That for and in consideration of the sum of TEN DOLLARS (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the said Grantor, party of the first part, does grant and convey unto the said Tabb Lakes Homes Association, Inc., Grantee, its successors and assigns, the following described easement, to wit:

A permanent signage easement to erect, install, construct, remove, replace, reconstruct and maintain a sign on the below mentioned parcel in accordance with laws, regulations and ordinances, said easement being designated as "Perpetual Signage Easement" as shown on a certain plat entitled, "PERPETUAL SIGNAGE EASEMENT TO TABB LAKES HOMEOWNERS ASSOCIATION, PROPERTY OF TABB LAKES, LTD., YORK COUNTY, VIRGINIA," dated October 25, 1993, made by Louis M. Penci, Inc., a copy of which plat is attached hereto and made a part hereof.

This conveyance is being made expressly subject to any liens, encumbrances and deeds of trust of record.

The parties agree that the rights of Grantee to this easement shall remain in effect only so long as said easement is used for signage depicting the entrance into Tabb Lakes Subdivision, and upon the termination of the use of this easement for signage purposes depicting the entrance into Tabb Lakes Subdivision for a period of one year, continuously, then the parties agree that this easement shall be null and void and the easement rights herein granted to Grantee herein shall revert to Grantor.

LAW OFFICES

JONES
BLECHMAN
WOLTZ & KELLY, P.C.
600 Thimble Shoals Blvd.
Post Office Box 12888
Newport News, VA
23612-2888
(804) 873-8000

Handwritten: Per Building 2-14-94

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IN WITNESS WHEREOF, the said party of the first part has caused this instrument to be executed and acknowledged in its corporate name by its President, in that behalf first duly authorized.

TABB LAKES, LTD.

By: Cowles M. Spencer
Cowles M. Spencer, President

STATE OF VIRGINIA

City of Hampton, to wit:

The foregoing instrument was acknowledged before me this 29th day of November, 1993, by Cowles M. Spencer, President of Tabb Lakes, Ltd., a Virginia corporation, on behalf of said corporation.

George A. Harris
Notary Public

My commission expires:

9/30/96



Virginia: County of York-to-wit:

In the Clerk's Office of the Circuit Court for the County of York, the 1 day of Dec 1993
This deed presented with the certificate annexed and admitted to record at 8:30 o'clock A M
The taxes imposed by Section 58.1-801, 802 & 814 of the Code of Virginia have been paid.

State Tax \$ _____
Local Tax \$ _____
Additional Tax \$ _____

Teste: Nancy E. Kane, Clerk
By: Dennis R. Davis Deputy Clerk

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