

Consideration: As stated

Prepared and Recorded By:
Kathleen L. Wright
Gentry Locke
P.O. Box 40013
Roanoke, Virginia 24022-0013

Tax Map Nos.

Return to same address

This Deed is exempt from recordation taxes pursuant to Section 58.1-811 (A)(3) of the Code of Virginia (1950), as amended.

THIS DEED and BILL OF SALE, made this ____ day of _____, 2025 between the COUNTY OF APPOMATTOX, VIRGINIA ("Grantor" or "County"), a Virginia political subdivision, and the TOWN OF APPOMATTOX, VIRGINIA ("Grantee" or "Town"), a Virginia political subdivision (together the "Parties"):

RECITALS

WHEREAS, Grantor and Campbell County Utilities and Service Authority ("CCUSA") entered a Water Purchase Contract dated January 1, 2011, a copy of which is attached to this Deed and Bill of Sale as Exhibit 1, under which Grantor purchases water from CCUSA under the conditions stated therein, including Grantor's construction of certain water facilities; and

WHEREAS, Grantor owns water facilities constructed in the County; and

WHEREAS, the Parties entered a Lease and Sale/Purchase Agreement ("Lease/Sale Agreement") dated December 31, 2019, which provides that the term of the Lease/Sale Contract ends "when all Appomattox County bonds used to purchase or construct the Water Facilities are refinanced, or paid in full, and the Water Purchase Contract between Appomattox County and [CCUSA] ... expires"; and

WHEREAS, "Water Facilities" is defined in the Lease/Sale Agreement as "all those water facilities, including water lines and elevated water storage tank and pump station(s), and the land, easements, and rights of way upon which the water facilities are constructed and located, in the County and identified and described further on the attached Exhibit A"; and

WHEREAS, the Water Purchase Contract is set to expire on December 31, 2030; and

WHEREAS, Grantor has refinanced or paid in full all County bonds used to purchase or construct Water; and

WHEREAS, Grantee is already responsible for maintenance and operation of all Grantor's water facilities, whether or not such facilities are described on Exhibit A to the Lease/Sale

Agreement ("County Water Facilities"),

WHEREAS, the Parties desire to transfer ownership of the County Water Facilities, as well as any related rights that Grantor may own without waiting for expiration of the Water Purchase Contract; and

WHEREAS, Grantor, Appomattox County, held a public hearing in accordance with Virginia Code § 15.2-1800 et seq. on _____, and approved this conveyance by Resolution of the County Board of Supervisors on _____; and

WHEREAS Grantee approved this conveyance by Resolution of the Town Council of Appomattox on _____;

: W I T N E S S E T H :

That for and in consideration of the sum of One Dollar (\$1.00), paid in hand at and with the execution and delivery of this Deed and Bill of Sale and other good and valuable consideration, the receipt, adequacy and sufficiency of which is hereby acknowledged, the Grantor does hereby TRANSFER, GRANT and CONVEY with General Warranty and Modern English Covenants of Title unto the Grantee, its successors and assigns, and the Grantee does hereby accept, the following described real and personal property, to-wit:

[See Schedule A, attached]

It being the Parties' intention to transfer from Grantor to Grantee any facilities, equipment and/or land rights currently owned by Grantor and necessary or associated with the provision of water by Grantee. The signature of the Town Manager below indicates acceptance of the Equipment by the Town pursuant to Va. Code § 15.2-1803.

To have and to hold unto the Grantee, its successors and assigns forever.

WITNESS the following signature(s):

GRANTOR: COUNTY OF APPOMATTOX, VIRGINIA

By: _____

Title: _____

COMMONWEALTH OF VIRGINIA

COUNTY OF APPOMATTOX to wit:

The foregoing instrument was acknowledged before me this _____ day of _____, 2025, by _____, the _____ of Appomattox County on behalf of said entity, Grantor.

Notary Public

My Commission Expires: _____ My Registration Number is: _____

Town Acceptance:

Michael Campbell, Town Manager
On behalf of the Town of Appomattox, Virginia

Form approved pursuant to Va. Code § 15.2-1803 by

Kathleen L. Wright (VSB 48942)
On behalf of the Town of Appomattox, Virginia
Gentry Locke Rakes & Moore
P.O. Box 40013
Roanoke, VA 24022-0013