

Tax Map Numbers 13A-1-A-20 and 13A-1-A-22

Prepared Without Benefit of Title Examination by:  
Steven R. Standish, Esq., VSB#95984  
The Buck Law Firm PC  
1109 Heatherstone Dr.  
Fredericksburg, VA 22407

Return to:  
Andrew Nalls  
10321 Woodland Way,  
King George, VA 22485

## SIGHT DISTANCE EASEMENT AGREEMENT

THIS SIGHT DISTANCE EASEMENT AGREEMENT, is made this 29 day of July, 2022 by and between **Christopher L. Flora** and **Wendy A. Flora**, Owners of Tax Map 13A-1-A-20, Grantors, **Andrew Nalls**, Owner of Tax Map 13A-1-A-22, Grantee, **Union Bank & Trust**, now known as **Atlantic Union Bank**, a Virginia Corporation, Lender, and **Union Service Corporation**, Trustee, for indexing purposes only.

### WITNESSETH:

WHEREAS, Andrew Nalls is the owner of the Parcel identified as Caroline County Tax Map 13A-1-A-22, as evidenced by Deed recorded in Deed Book 1328, Page 838, in the Clerk's Office of the Circuit Court of Caroline County, Virginia; and

WHEREAS, Christopher L. Flora and Wendy A. Flora are the owners of the Parcel identified as Caroline County Tax Map 13A-1-A-20 (the "Flora Property"), as evidenced by Deed recorded in Deed Book 1219, Page 657, among the land records of aforementioned Clerk's Office; and

WHEREAS, Tax Map 13A-1-A-20 is subject to a certain deed of trust recorded in Deed Book 1306, Page 970 (the "Atlantic Deed of Trust"), in the Clerk's Office of the Circuit Court of Caroline County, Virginia, wherein the

Flora Property was conveyed to Trustee, in trust, to secure repayment of certain indebtedness payable unto Lender; and

WHEREAS, the Grantors desire to provide an easement on, over, and across Tax Map Parcel 13A-1-A-20 for the benefit of Tax Map Parcel 13A-1-A-22, as further shown and described as "VARIABLE WIDTH SIGHT DISTANCE EASEMENT" on that certain Plat entitled "Plat Showing Proposed Sight Distance Easement for Andrew Nalls Located in the Town of Port Royal Caroline County, Virginia" prepared by James M. Pruett, Land Surveyor, dated March 3, 2022 (hereinafter "Plat"), attached hereto and incorporated herein by reference.

NOW, THEREFORE, in consideration of the premises and the sum of ONE DOLLAR (\$1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors and Grantee acknowledge and agree that:


1. Grantors do hereby grant a Variable Width Sight Distance Easement, as shown and described on the Plat, to the Grantee, and his heirs, successors, and assigns for the purpose of establishing and maintaining an unobstructed line of sight along Main Street also known as U.S. Route 301.
2. Grantors do hereby grant and agree that this easement shall include the right of Grantee, his heirs, successors, and assigns, to trim, cut, and remove shrubbery within the Variable Width Sight Distance Easement which exceeds the height of thirty inches.
3. This Agreement and the Variable Width Sight Distance Easement created hereby add value and desirability of the Flora Property, shall be deemed a covenant that runs with the land, bind all future owners, their successors, and assigns in perpetuity, and shall inure to the benefit of each owner thereof.


Grantors covenant that they have the right to convey said easement, that Grantee shall have quiet and peaceful enjoyment and possession of said easement, and that Grantors will execute any such further assurances relative to said easement granted herein and as may be requisite to effectuate this Sight Distance Easement Agreement.

Lender, as shown by its execution hereof, does hereby consent to the easement hereby conveyed and subordinates the lien of the Atlantic Deed of Trust to this Variable Width Sight Distance Easement. It is expressly understood that this subordination shall not, in any way, affect the lien of the Atlantic Deed of Trust upon other land conveyed thereby and not subject to said easement. The Atlantic Deed of Trust shall remain in full force and effect as to the and conveyed thereby and not subject to said subordination.

IN WITNESS WHEREOF, the parties have set their hand and seals on the pages following.

Grantors

  
\_\_\_\_\_  
Christopher L. Flora

  
\_\_\_\_\_  
Wendy A. Flora

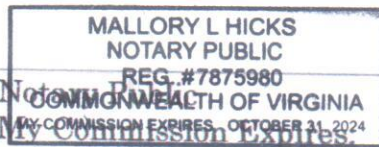
COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Caroline; to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Christopher L. Flora and Wendy A. Flora, whose names are signed to the foregoing Sight Distance Easement Agreement, have acknowledged the same before me in my jurisdiction aforesaid.

GIVEN under my hand and seal this 29 day of July, 2022.





I was commissioned as Mallory L Hicks

10/31/2024

Grantee

*Andrew Nalls*

Andrew Nalls

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Caroline; to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Andrew Nalls whose name is signed to the foregoing Sight Distance Easement Agreement, has acknowledged the same before me in my jurisdiction aforesaid.

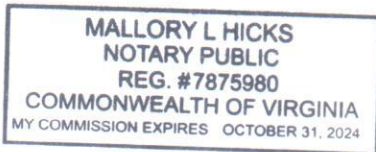
GIVEN under my hand and seal this 29 day of JULY, 2022.

*Mallory L Hicks*

I was commissioned as Mallory L Hicks

Notary Public

My Commission Expires: 10/31/2024



Lender: Atlantic Union Bank

By: [Signature]  
Signature

ERIK J Muller  
Printed Name

Senior Vice President  
Title

COMMONWEALTH OF VIRGINIA

COUNTY/CITY OF Fredericksburg; to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Erik J Muller whose name is signed to the foregoing Sight Distance Easement Agreement, has acknowledged the same before me in my jurisdiction aforesaid as Senior Vice President of Atlantic Union Bank, on behalf of the bank.

GIVEN under my hand and seal this 28 day of June, 2022.

[Signature]  
Notary Public  
My Commission Expires: 8/31/2024

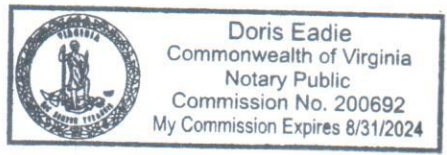
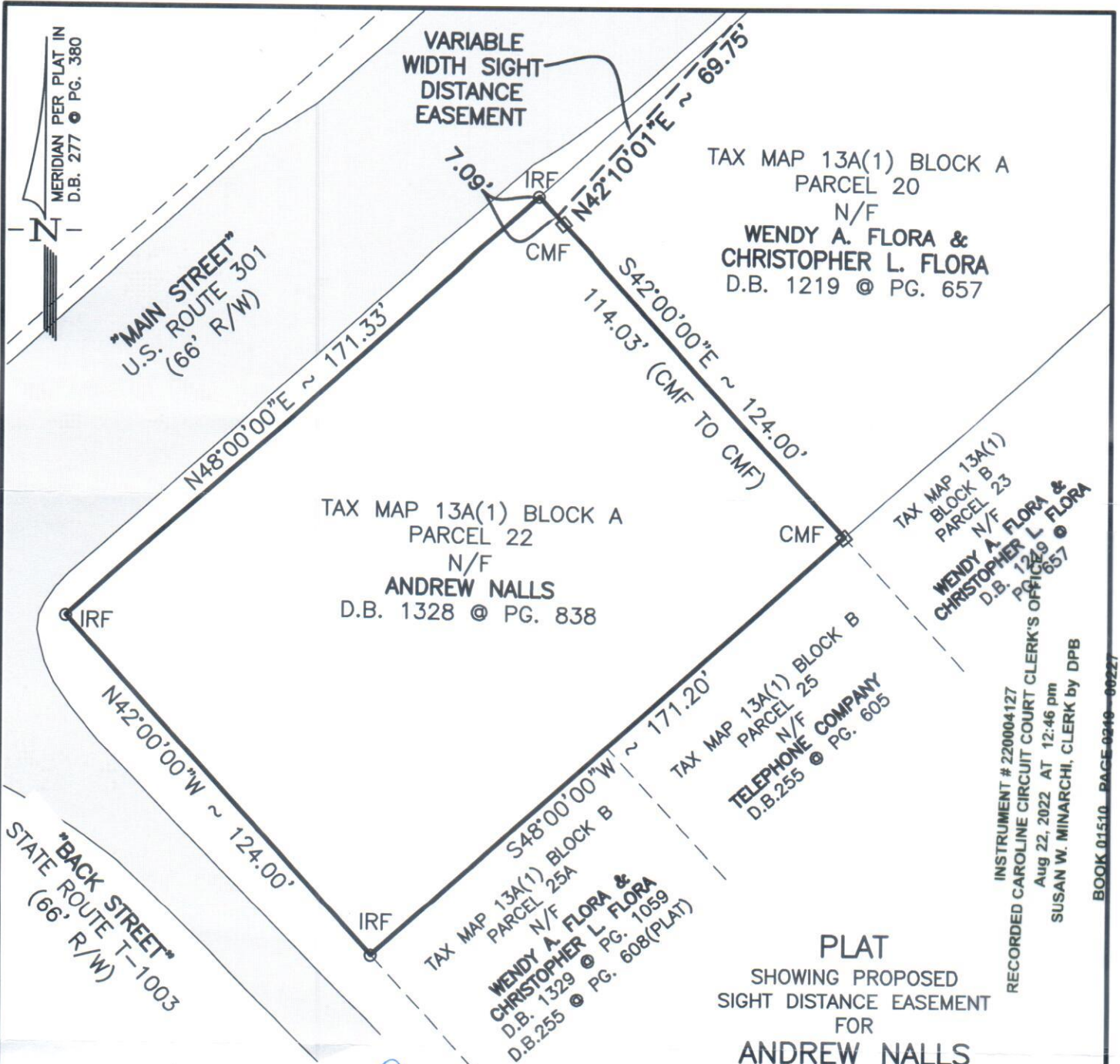
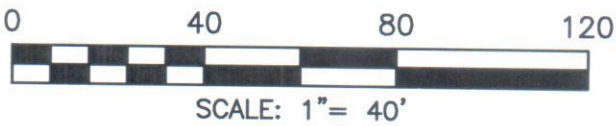


Exhibit A



**PLAT**  
SHOWING PROPOSED  
SIGHT DISTANCE EASEMENT  
FOR  
**ANDREW NALLS**

LOCATED IN THE TOWN OF PORT ROYAL  
CAROLINE COUNTY, VIRGINIA  
DATE: MARCH 3, 2022



I, THE UNDERSIGNED, HEREBY CERTIFY THAT  
THIS PLAT IS CORRECT TO THE BEST OF MY  
KNOWLEDGE AND BELIEF.

COMMONWEALTH OF VIRGINIA  
JAMES M. PRUETT  
Lic. No. 002892  
03/03/2022  
LAND SURVEYOR

COMP: JMP
CAD: HDC
CHECKED: JMP

**BAY**  
design group  
Engineering Surveying & Land Planning

INSTRUMENT # 220004127  
RECORDED CAROLINE CIRCUIT COURT CLERK'S OFFICE  
Aug 22, 2022 AT 12:46 pm  
SUSAN W. MINARCHI, CLERK by DPB  
BOOK 01510 PAGE 0916-0927