

**Exhibit C**

PREPARED BY & RETURN TO:  
Russell O. Slayton, Jr. (VSB #14202)  
Slayton & Clary  
Post Office Box 580  
Lawrenceville, Virginia 23868

**THIS DEED OF EASEMENT** is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and among \_\_\_\_\_, record owner and lessor (hereafter referred to as “Owner”, which shall refer to all owners of the property, even if more than one) of the property described below, and \_\_\_\_\_, the party which applied for the Conditional Use Permit to enable construction and operation of a solar facilities on the property described below (hereafter referred to as “Applicant”), Owner and Applicant hereafter together referred to as “Grantors”, and CHARLOTTE COUNTY, VIRGINIA, a political subdivision of the Commonwealth of Virginia, c/o County Administrator Post Office Box 608, Charlotte Court House, Virginia 23923 (hereafter referred to as “Grantee”).

**RECITALS:**

- R-1** If Grantee issues a Conditional Use Permit (“CUP”) to Applicant, the requirement for this deed will be a condition of the CUP, and is attached as an enforceable commitment by Applicant under the Siting Agreement.
- R-2** If solar facilities are installed or constructed on the property described below (“Property”) have not been removed after operation of the solar project has terminated, it may be necessary for Grantee to enter upon the Property for the purpose of “decommissioning”

the site (i.e., removing from the site all solar facilities, and restoring the Property to the condition which existed prior to installation and construction of solar facilities).

- R-3** It is impossible to now know what person or entity will own the Property at the time when decommissioning by Grantee becomes necessary, so Grantee requires the provision of this deed of easement to ensure Grantee the right to lawfully enter upon the Property to effect decommissioning of the Property when Grantee, in its sole discretion, determines that it has the right and need to enter upon the Property to effect such decommissioning.
- R-4** Nothing herein shall create an obligation for Grantee to perform any decommissioning activities, or to perform any inspections or other activities in connection with the Property.

**WITNESSETH:** One of the conditions set forth in the CUP issued to Applicant will be the easement conveyance effected hereby, and for the specific purpose of satisfying the condition of the CUP which enables Grantee to decommission the Property when necessary, Grantors hereby grant, bargain, sell and convey, with General Warranty, to CHARLOTTE COUNTY, VIRGINIA, certain easement rights, the terms and conditions of which are set forth below, which easement rights are appurtenant to the Property, and which easement rights shall run with title to the Property, and therefore constitute an encumbrance on title to the Property until such time as the easement rights are terminated by quitclaim deed from Grantee, the Property to which the subject easement rights are appurtenant being described as follows:

***SEE PROPERTY DESCRIPTION ATTACHED HERETO***

**TERMS AND CONDITIONS OF EASEMENT:** The easement rights conveyed hereby authorize Grantee, and any contractor or authorized agent of Grantee, to enter the Property which is described in the CUP by which installation, construction, operation,

maintenance and decommissioning of solar panels and appurtenant facilities on the Property are authorized. The easement rights hereby conveyed shall authorize Grantee to enter upon the Property to inspect solar panels, and appurtenant facilities, which are installed and constructed on the Property. The easement rights hereby conveyed also authorize Grantee to effect any and all tasks, if such tasks by Grantee prove necessary, and to decommission solar panels and all solar facilities installed and constructed on the Property, and to take all other actions deemed by Grantee, in its sole discretion, as being necessary to effectively decommission the Property.

The easement rights hereby conveyed also afford Grantee the right to access the Property using any access roads which are used to travel between the Property and a state-maintained road, and the right to use any access roads which serve the Property is expressly included in this conveyance.

After the solar panels installed and constructed on the Property have been removed, and the decommissioning of solar facilities have been completed to a standard reviewed by Grantee, in its sole discretion, Grantors may request a quitclaim deed by which Grantee quitclaims and releases its access easement rights in the Property.

**WITNESS** the following signatures and seals:

***SEE ATTACHED SIGNATURE PAGES  
REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY***

**SIGNATURE PAGE TO DEED OF EASEMENT TO  
CHARLOTTE COUNTY, VIRGINIA**

\_\_\_\_\_(SEAL)  
OWNER

\_\_\_\_\_(SEAL)  
OWNER

STATE OF \_\_\_\_\_,  
CITY/COUNTY OF \_\_\_\_\_, to-wit:

The foregoing instrument was personally acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_ and \_\_\_\_\_.

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

My commission expires: \_\_\_\_\_  
Notary registration number: \_\_\_\_\_

***REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY***