

FILED	Apr 05, 2019	03:33 pm	FILED
BOOK	01357		VANCE
PAGE	0539 THRU 0541		COUNTY NC
INSTRUMENT #	01242		CASSANDRA D. NEAL
RECORDING	\$26.00		REGISTER
EXCISE TAX	(None)		OF DEEDS
			JJS

UTILITY EASEMENT

Prepared by and return to: Jonathan S. Care
109 W. Montgomery Street
Henderson, North Carolina 27536
Waters Edge Loop
Parcels #: 361B-1-2

THIS EASEMENT is made this 19th day of May, 2015 by CHARLES W. ZEBE, JR. and ~~CHARLES W. ZEBE~~ (the "Grantors") and VANCE COUNTY WATER DISTRICT (the "Grantee").

RECITALS:

The Grantors are the owners of parcels of land described in Deed Book 1086 at Page 291, Vance County Registry (the "Premises"). As further provided in this Agreement, the Grantors have agreed to grant to the Grantee an easement which will provide utility improvements above and or below the ground, across the real property more particularly described in the attached Exhibit "A".

NOW, THEREFORE, for the sum of paid \$1.00 (One Dollar) by the Vance County Water District, the receipt of which is hereby acknowledged and other valuable consideration, the Grantors hereby grant and convey unto the Grantee and its successors and assigns a perpetual, non-exclusive easement for the purpose of constructing, inspecting, maintaining, repairing, and if necessary removing and replacing utilities, mains and all appurtenances that are thereto associated with the installed utility provided by the Grantee, its heirs and assigns, across and through the Grantors' property. The easement shall be construed to extend over an area twelve and one half feet (12.5') in each direction measured at right angles from the center of all installed line for the entire length thereof in perpetuity.

Together with the right to cross other adjoining lands of the party of the first part when necessary during the course of the construction, operation, repair and maintenance of the improvements constructed or to be constructed by Vance County Water District, it heirs and assigns, in or upon the lands referred to, which right may be exercised by any agents, servants, or employees of the Vance County Water District, but shall not be exercised in a manner so as not to unreasonably interfere with the normal use or occupancy of said adjoining lands by the party of the first part.

The Grantor, for and in consideration of the purpose hereinabove stated, releases Vance County Water District, it heirs and assigns, from all claims for damages, past, present, or prospective, by reason of construction of said improvements on said easement herein granted across the lands of party of the first part.

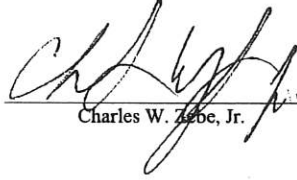
There are no conditions to this Agreement not expressed herein.

Grantor hereby covenants and warrants that it is the sole owner of the property herein described; and that it has the right to grant this easement and that it will forever warrant and defend the title to the same against the lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the rights and easement granted in this Agreement, unto the Grantee and its successors and assigns forever.

THE GRANTEE, by acceptance of this instrument, agrees should repairs or replacement of the utility components as stated heretofore be required, to leave said repaired ground as close as possible to the existing grade and said ground free of clods and rocks so the Grantor may re-plant or re-sod the area with a minimal of additional work.

IN WITNESS WHEREOF, the Grantors have executed this easement as of the day and year first written above.

 (Seal)
Charles W. Zebe, Jr.

(Seal)

STATE OF NORTH CAROLINA
COUNTY OF VANCE

I, a Notary Public of said County and State aforesaid, certify that Charles W. Zebe, Jr. 
Grantors, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 19th day of May, 20 15.


Notary Public

My Commission Expires: 8/15/18

(SEAL)

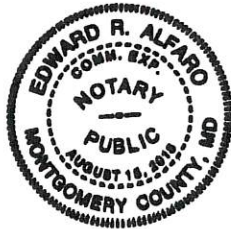


Exhibit "A"

Being Lot 12 containing 0.79 acre according to survey and plat entitled "Section One Development of C.T. Killian & Lamar Greene at Kerr Lake" as prepared by James O. Murphy, Registered Engineer, dated April 29, 1972, as appears in Plat Book "T", Page 108, in the office of the Register of Deeds of Vance County.

Also conveyed herewith is a perpetual, non-exclusive easement appurtenant of ingress, egress and regress over and across all rights of way as shown on the plat (specifically including the right to install utility lines along said rights of way) hereinabove referenced from the property hereinabove described to and from Waters Edge Drive (a state maintained road) to and from the property of the United State of America (Kerr Reservoir; Tract Map L-1149).