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Fee Amt: \$26.00 Page 1 of 5
Excise Tax: \$0.00
Granville County, NC
Kathryn Crews Averett Reg of Deeds
BK **1195** PG **51-55**

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COMMUNICATION SYSTEM RIGHT-OF-WAY AND EASEMENT DEED

This Communication System Right-of-Way and Easement Deed (“Easement Deed”) and the rights contained herein are granted by: **Melissa A. MacMurray; Stacey M McLoughlin** and husband, **Paul C. McLoughlin** collectively as (“Grantor”), whose address is 323 Gardner Street, Hingham, MA 02043.

For the sum of Ten Dollars (\$10.00) and other valuable consideration, Grantor, for itself, its successors and assigns, grants to **Carolina Telephone and Telegraph Company**, its successors, assigns, lessees, licensees and agents (“Grantee”), subject to the terms stated herein, a perpetual and exclusive right-of-way and easement (“Easement”) to install, construct, operate, maintain, expand, replace and remove a communication system that Grantee may from time to time require, consisting of but not limited to underground cables, wires, conduits, manholes, drains, splicing boxes, surface location markers, equipment cabinets and associated wooden or concrete pads, aerial lines or cables, buildings and other facilities or structures as are reasonably necessary for Grantee to exercise the rights granted to it in herein, upon, over, through, under and along a parcel of land described on Exhibit “A” (“Easement Tract”), said Easement Tract being a portion of the real property legally described on Exhibit "B" (“Property”), both exhibits being attached hereto and incorporated by reference herein.

The grant of Easement also gives to Grantee the following rights:

- (A) the right of ingress and egress over and across the Easement Tract and Property or any real property owned or controlled by Grantor that is adjacent to the Property or Easement Tract for the purpose of Grantee exercising the rights granted to it herein;
- (B) the right to clear and keep clear all trees, roots, brush and other obstructions from the surface and sub-surface of the Easement Tract that interfere with Grantee exercising the rights granted to it herein;



- (C) the right to permit the attachment of and/or carry in of the conduit, wires, cables or other such items of any other company or person as may be required by law; and

Grantor will have the right to use and enjoy the Easement Tract so long as Grantor's use does not materially interfere with the rights granted to Grantee herein. Grantor will not erect any structure or plant trees or other vegetation within the Easement Tract.

Grantor warrants that Grantor is the owner of the Property and Easement Tract and will defend title to the Property and Easement Tract against the claims of any and all persons, and that Grantor has full authority to grant this Easement according to its terms. Grantor further warrants that to the best of Grantor's knowledge, the Property and Easement Tract are free from any form of contamination and contain no hazardous, toxic or dangerous substances.

Signed by Grantor this 9th day of February, 2007

GRANTOR: **Melissa A. MacMurray**

By: Melissa MacMurray

Printed Name: Melissa A. MacMurray

THE STATE OF Massachusetts

COUNTY OF Suffolk

I, LADDIE-LEAH WELCH, a Notary Public for said County and State, hereby certify Melissa A. MacMurray personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires August 25, 2011



LADDIE-LEAH WELCH
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 25, 2011

LADDIE-LEAH WELCH
Notary Public (Printed Name)

Witness my hand and official seal this 9 day of February, 2007

Signed by Grantor this 9th day of Feb, 2007

GRANTOR: **Stacey M McLoughlin** and husband, **Paul C. McLoughlin**

By: [Signature]

Printed Name: Stacey M McLoughlin.

By: [Signature]

Printed Name: Paul C. McLoughlin

THE STATE OF Massachusetts

COUNTY OF Suffolk

I Laddie-Leah Weed a Notary Public for said County and State, do hereby certify **Stacey M McLoughlin** and husband, **Paul C. McLoughlin** personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

My commission expires August 25, 2011



LADDIE LEAH WEED
Notary Public
Commonwealth of Massachusetts
My Commission Expires
August 25, 2011

[Signature]
Laddie-Leah Weed
Notary Public (Printed Name)

Witness my hand and official seal this 9 day of February, 2007

EXHIBIT A TO EASEMENT DEED

EASEMENT TRACT -DESCRIPTION

The Easement Tract is located in the Salem Township, Granville County, North Carolina within and across a parcel of land identified by the Granville County Tax Assessors Office as Parcel Number 1925-00-37-5445 and being the same property described in Deed Book 1167 Page 251 of the Granville County Registry.

The Easement Tract is a ten-foot (10') wide cable easement corridor running within the above mentioned parcel and being located within across and along a private road known as Brame Drive, a sixty foot (60') right-of-way as shown in Plat Book 22 Page 165 and Plat Book 24 Page 45 of the Granville County Registry. This easement also allows for ingress/egress for the purpose of installing and maintaining the equipment.

The Easement Tract shall run only along the side of the parcel adjacent to the private road and shall not encroach from the remaining three sides of the property. The easement corridor of 10 feet shall be parallel to the private road.

SM PM MM

SS

EXHIBIT B TO EASEMENT DEED

PROPERTY – LEGAL DESCRIPTION

Being all of Lot 4, consisting of 4.15 acres, of the Penny Hill Subdivision, as shown on plat and survey of record in Plat Book 22, Page 165, Granville County Registry, to which reference is made for a more particular description thereof.

The above lot is subject to the Declaration of Road Maintenance of record in Book 762, Page 888, Granville County Registry.

For further reference, see Deed of record in Book 1020, Page 831, Granville County Registry.

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