



Doc ID: 003844970002 Type: CRP
Recorded: 04/29/2024 at 09:34:45 AM
Fee Amt: \$26.00 Page 1 of 2
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1982** PG **258-259**

Return To:
Wake EMC
Attn: Sharon Overby
228 Park Ave.
Youngsville, NC 27596

**ELECTRIC LINE RIGHT OF WAY EASEMENT
UNDERGROUND DISTRIBUTION LINES**

STATE OF NORTH CAROLINA

LOCATION NUMBER

COUNTY OF: GRANVILLE

1839-16-7309....WO# 221358647

KNOW ALL MEN BY THESE PRESENTS, that we the undersigned (whether one or more)

DANA FIANDACA & MARLANA MARIE FIANDACA

hereinafter referred to as "grantor" do hereby give, grant and convey unto the said Wake Electric Membership Corporation (hereinafter referred to as "Corporation"), its successors, lessees and assigns, for the sum of \$1.00 and/or other valuable consideration, the perpetual right, privilege, and easement:

(I) Property Description:

To go in and upon the lands of the grantor, consisting of approximately **8.51 +/-** acres, situated on or near **3652 CANNADY MILL RD (SR 1622)**, in said County and State, said lands of grantor being as described below:

Deed Book 1768....Deed Page 482

Deed Date 2/13/2024

(II) Right-of Way Description:

The Distribution Line Right-of-Way is defined as a space 15 feet wide, 7.5 feet on each side of the center-line of the underground distribution line, except as may be necessary for initial installation.

(III) Purpose

(A) To construct, reconstruct, operate, maintain and repair in, upon, under and through said land, within a right of way herein defined, and/or in, upon, under, or along all streets, roads, highways, or waterways thereunto abutting, in a proper manner, with structures, underground wires, and other necessary fixtures, and apparatus, electric distribution lines or systems, for the purpose of distributing electricity by one or more circuits and or carrying telephone or cable TV wires of the Corporation or any lessee thereof within the limits of the right of way;

(B) To enter upon said land at any time for the purpose of inspecting said lines and facilities and making necessary repairs, changes and alterations thereof;

(C) To have the right but not the duty, to by mechanical or chemical means or otherwise, keep and maintain a right of way clear of all structures, trees, stumps, roots, shrubbery and undergrowth along said lines, facilities or structures; and

ELECTRIC LINE RIGHT OF WAY EASEMENT
UNDERGROUND DISTRIBUTION LINES

Page 2

Name: DANA FIANDACA & MARLANA MARIE FIANDACA

1839-16-7309....WO# 221358647

The grantor agrees that all lines, facilities, structures and related apparatus installed on the above-described land by the Corporation or its representative(s) shall be and remain the property of the Corporation, removeable or replaceable at its option; and that the grantor will not construct, or allow to be constructed by other parties, any structure (other than ordinary fencing crossing the right of way perpendicular to the right of way) on, upon or under assigned area of said right of way, except upon the prior agreement thereto by the Corporation in writing.

The Corporation agrees that in locating and installing its structures, it will endeavor to take advantage of roadways, streets, ditches, drainage or other designated utility easements, hedgerows, etc., so as to cause the least interference to the grantor and his use of said land.

TO HAVE AND TO HOLD the aforesaid rights, privileges and easement unto the Wake Electric Membership Corporation, its successors and assigns, forever.

The undersigned covenant that they are the owners of the above-described lands and that the said lands are free and clear of encumbrances and liens of whatsoever character except those held by the following persons: NA

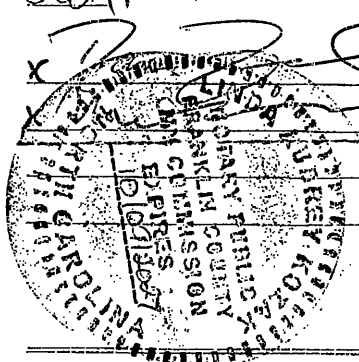
IN WITNESS WHEREOF, Grantors have set their hands and seals, this 28th day of March, 2024.

(SEAL)

(SEAL)

(SEAL)

(SEAL)



STATE OF NORTH CAROLINA

COUNTY OF Franklin

I, Jonda Audrey Kozak, a Notary Public in and for the County of Franklin, State of North Carolina, certify that Dana Fiandaca + Marlena Marie Fiandaca, Personally appeared before me this day and acknowledge the due execution of the foregoing deed of easement.

WITNESS my hand and official seal, this 28th day of March, 2024.

[Signature]

Notary Public

My commission expires: 10/09/2027