

NORTH CAROLINA
VANCE COUNTY

VANCE
COUNTY

023077

STATE OF
NORTH
CAROLINA

MAY-2'85



P.B. 10750

Real Estate
Excise Tax

20.00

BOOK 595 PAGE 479

THIS DEED, made and entered into this the 1st day of MAY, 1985, by and between Sherby G. Slaughter and wife, Josephine (JoAnn) B. Slaughter, parties of the first part, to Paul F. Kiesow and wife, Patricia A. Kiesow, parties of the second part;

W I T N E S S E T H:

That the said parties of the first part for and in consideration of the sum of ten dollars and other good and valuable consideration, the receipt of which is hereby expressly acknowledged, do hereby give, grant, bargain, sell and convey unto the said parties of the second part, as tenants by the entirety, their heirs and assigns, and to the survivor, his or her heirs and assigns, that certain lot or parcel of land lying and being situate in Townsville Township, Vance County, North Carolina and more particularly described as follows:

BEGINNING at an iron pin set in the northern margin of the thirty foot access easement, said iron pin being the southeast corner of Lot #3 and the southwest corner of the herein described Lot #4; thence along the eastern line of Lot #3 N. 19° 16' 41" E. 250.00 feet to an iron pin set, said iron pin being the northeast corner of Lot #3 and the northwest corner of the herein described Lot #4; thence S. 70° 33' 06" E. 120.00 feet to an iron pin set in the western margin of a second thirty foot access easement, said iron pin set being the northeast corner of the herein described Lot #4; thence along in the western margin of the second thirty foot access easement S. 20° 26' 46" W. 261.19 feet to an iron pin set, said iron pin being the southeast corner of the herein described Lot #4; thence along the northern margin of the thirty foot access easement N. 65° 00' 00" W. 115.25 feet along the northern margin of the first access easement to the point and place of beginning containing 0.689 acres and being designated as Lot #4 according to the map and survey of Precision Surveys, Inc., dated February 27, 1985, a copy of which is annexed hereto as Addendum "A" and incorporated herein by reference, said map and survey also being recorded in Plat Book U

This instrument is prepared by
N. KYLE HICKS, Attorney-at-Law

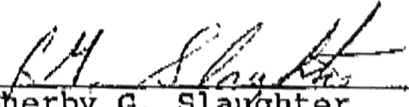
at page 423, Vance County Registry. There is also granted a right-of-way and easement for ingress and egress from N.C.S.R. #1333 to which reference is made to Plat Book U at page 423 in the office of Register of Deeds of Vance County for an accurate description by meets and bounds of said right-of-way and easement. For further reference, see Deed Book 503 at page 452, Deed Book 486 at page 206 and Deed Book 516 at page 490, Vance County Registry.

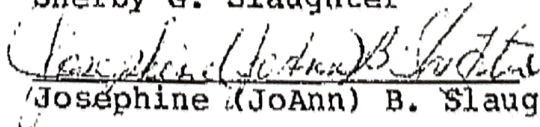
The above described lot or parcel of land is subject to those Restrictive Covenants filed in Book 594 at page 120 in the Vance County Register of Deeds Office, said covenants being incorporated herein by reference.

TO HAVE AND TO HOLD the above described lot or parcel of land, with all of the privileges and appurtenances, thereunto belonging, unto them, the said parties of the second part, as tenants by the entirety, their heirs and assigns, and to the survivor, his or her heirs and assigns, in fee simple forever.

And the said parties of the first part hereby covenant and agree to and with the said parties of the second part, their heirs and assigns, that they are seized of said lot or parcel of land in fee and have the right to convey the same in fee simple; that said land is free and clear from any and all encumbrances and that they will forever warrant and defend the title to the same against the lawful claims and demands of any and all persons whomsoever.

IN TESTIMONY WHEREOF, said parties of the first part have hereunto set their hands and affixed their seals, this the day and year first above written.

 (SEAL)
Sherby G. Slaughter

 (SEAL)
Josephine (JoAnn) B. Slaughter

NORTH CAROLINA

Granville COUNTY

I, LaVerne J. Bernard, a Notary Public of the county and state aforesaid, do hereby certify that on this day personally appeared before me Sherby G. Slaughter and wife, Josephine (JoAnn) B. Slaughter, signers and sealers of the foregoing and hereto annexed Deed and acknowledged the due execution of the same for the purposes therein set forth.

Witness my hand and notarial seal, this the 1st day of May, 1985



LaVerne J. Bernard
Notary Public

NORTH CAROLINA

VANCE COUNTY

The foregoing certificate of LaVerne J. Bernard, Notary Public of Granville County, N. C., is certified to be correct. This instrument was presented for registration this day and hour and duly recorded in the Office of the Register of Deeds of Granville County, North Carolina, in Book 595, Page 479.

This 2 day of May, 1985, at 2:20 o'clock P. 2.m.

SARAH H. HAILE, REGISTER OF DEEDS

BY:

Gaine Parkinson
Register of Deeds - Assistant

Please see what listing agent got at Court House

DOCK SPACES:

from the point that someone accesses the Corps land -so for example Lot 1 using easement, where they walk out down at 300' elevation at lake they can go to left or right UP TO 500 feet to find a dock spot.

Dock placements are every 100 feet. This follows contour (NOT a straight line). The immediate spaces are all filled in. Would have to walk further to left and right to see if indeed any room.

Also, as a person directly adjoining Corps you can give someone living in separate household than yourselves a deeded easement to cross your property to get to lake and get a dock spot. In other words you or a neighbor could take up any extra remaining spaces effectively this way and put a Buoy there (vs the expense of a dock). With costs of permits today - initial 5 years about \$490 could get expensive. Not sure IF there is even room for more permits.

Appt elsewhere in NC today & if have time will head over and check shoreline again before my appt at the Little Lake. Practicality wise might be 2 lots in future walking easement down to lake. Even if they no room for dock can't stop them from walking. If the neighbor has owned them all these years, likely if they ever sell will sell as entirety.

03/29/2011 email from Karin Kuhn