

Type: CONSOLIDATED REAL PROPERTY
Recorded: 8/24/2022 2:32:54 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1918 PG 72 - 74

PREPARER: Capital City Law, 106 North Avenue, Wake Forest, NC 27587
RETURN TO: Preparer

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

DEED OF EASEMENT FOR DRAINAGE

REID: 182500663555
Excise Tax: None

THIS DEED OF EASEMENT FOR DRAINAGE is by and between WILLIAM R. MARSH, JR. and EMILY ANNE MARSH, hereinafter referred to as "Grantor;" and THE OAKS AT IRONWOOD HOMEOWNERS ASSOCIATION, INC., a North Carolina nonprofit corporation, hereinafter referred to as "Grantee" and shall be effective upon this instrument's recording. The designation of the Grantor and the Grantee as used herein shall include said parties, their successors and assigns, and shall include the singular and plural as required and the masculine, feminine and neuter gender as appropriate.

WHEREAS:

Grantor is the owner of that certain parcel of land identified as Lot 121, The Oaks at Ironwood, Phase 2A, pursuant to a General Warranty Deed recorded at Book 1752, Page 806-807, Granville County Registry; and,

Grantee is a nonprofit corporation established as the homeowners' association for The Oaks at Ironwood Subdivision ("Subdivision") in Granville County, North Carolina; and,

Until such time as roadways within the Subdivision are dedicated and accepted into the North Carolina Department of Transportation System, Grantee is responsible for common maintenance within the Subdivision; and,

It is the desire of Grantor and Grantee to give effect to that certain 20' Public Drainage Easement shown on that certain plat entitled "Drainage Easement Plat for Lots 119-121 The Oaks at Ironwood Phase 2-A" recorded in Plat Book 49, Page 58, Granville County Registry.

DRAINAGE EASEMENT

NOW THEREFORE, the Grantor for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto Grantee a perpetual non-exclusive easement for the construction and maintenance of the drainage facility upon the northeastern corner of Grantor's land, said easement lying within the Subdivision and more

particularly described as follows:

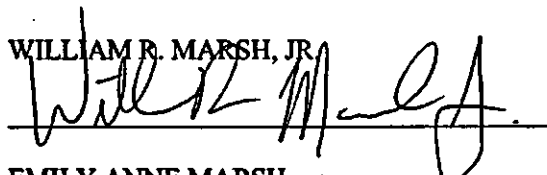
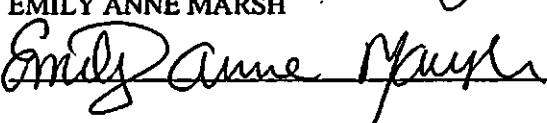
THAT CERTAIN "20' PUBLIC DRAINAGE EASEMENT" AS SHOWN ON THAT PLAT ENTITLED "DRAINAGE EASEMENT PLAT FOR LOTS 119-121 THE OAKS AT IRONWOOD PHASE 2-A" BY CAWTHORNE, MOSS & PANCIERA, P.C., PROFESSIONAL LAND SURVEYORS, DATED MAY 18, 2020 AND RECORDED IN PLAT BOOK 49, PAGE 58, GRANVILLE COUNTY REGISTRY.

SPECIFIC LIMITATIONS

THIS EASEMENT IS SUBJECT TO THE FOLLOWING LIMITATIONS. THE GRANTEE IS NOT AUTHORIZED TO REMOVE THE PREVIOUSLY PLANTED CYPRESS TREES ALREADY EXISTING WITHIN THE EASEMENT AREA (LOCATED APPROXIMATELY 5.5 FEET FROM THE PROPERTY LINE). GRANTEE IS FURTHER NOT AUTHORIZED TO REMOVE THE PREVIOUSLY INSTALLED FENCE ALREADY EXISTING WITHIN THE EASEMENT AREA (LOCATED APPROXIMATELY 5.5 FEET FROM THE PROPERTY LINE). GRANTEE, GRANTEE'S AGENTS, CONTRACTORS, AND ASSIGNS SHALL PROVIDE NOTICE OF ANY WORK TO BE PERFORMED ON THE EASEMENT IN ADVANCE OF SUCH WORK BEING PERFORMED. IN THE EVENT THESE SPECIFIC LIMITATIONS ARE VIOLATED, GRANTOR SHALL BE ENTITLED TO COMPENSATION OF ALL EXPENSES RELATING TO THE REPLANTING AND REINSTALLATION OF THE IMPROPERLY REMOVED ITEMS.

To have and to hold the aforesaid perpetual easements unto the Grantee, its successors and assigns, and all privileges and appurtenances, thereunto belonging to the Grantee. The Grantor hereby, for themselves, their heirs and assigns, hereby warrant and covenant that they are the owners of the aforesaid premises, that they have the right to grant such easements and that the premises are free and clear of any encumbrances and will warrant and defend title to the same against lawful claims of all persons whomsoever.

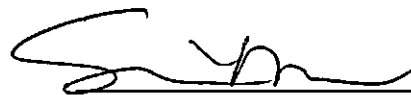
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on the day and year first above written.

WILLIAM R. MARSH, JR.

EMILY ANNE MARSH


STATE OF NORTH CAROLINA
COUNTY OF Wake

I, the undersigned, a Notary Public of the County and State aforesaid, certify that William R. Marsh, Jr. and Emily Anne Marsh, whose identity has been proven by satisfactory evidence in the form of a current state or federal identification with the principal's photograph, personally came before me this day and acknowledged the due execution of the foregoing for the purpose stated therein and in the capacity indicated.

Witnessy hand and official stamp or seal this 19th day of August, 2022.


Notary Public Signature

[AFFIX NOTARY SEAL]

Print Name: Sabrina Mooers

My Commission Expires: 02/20/2027

