

Type: CONSOLIDATED REAL PROPERTY
Recorded: 9/22/2021 1:27:05 PM
Fee Amt: \$26.00 Page 1 of 6
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1863 PG 535 - 540

Prepared by/return to: Ashton Harrell, 621 W. Jones St, Raleigh, NC 27603

Encroachment Easement Agreement

This Agreement dated 21st of September, 2021 between **NC Land Investments, LLC, a North Carolina Limited Liability Company** ("Grantor") of 105 High Slope Drive, Cary, NC 27518 and **Alexander S. Veres and Doralee Veres**, ("Grantee") of 4508 Alice Drive, Oxford, NC 27565.

Whereas the Grantor is the owner of the property described as:

Being all of Tract 2, containing 61.0 acres, more or less, as shown on survey and plat of W. R. Cates, R.L.S. entitled "Lillie Harris Es, Tally Ho Twp., Granville County, NC," dated April 26, 1966, of record in Plat Book 3, page 186, Granville County Registry, to which reference is hereby made for a more particular description.

There is expressly excepted from the above-described tract the following

- 1. 2.00 acres as shown in Plat Book 28, page 39, Granville County Registry,**
 - 2. 14.61 acres as shown in Plat Book 40, page 8, Granville County Registry.**
- ("Grantor's Property");

And the Grantee is the owner of the property described as:

That certain tract or parcel of land located in Tally Ho Township, Granville County and described as Being all of Lot 18, Woodlief Meadows, as shown on that plat recorded in Plat Book 37, Page 71, Granville County Registry.. ("Grantee's Property");

And the Grantee wishes to obtain the right to encroach upon the Grantor's property specifically for the purposes set out below;

And the Grantor is prepared to permit such encroachment, strictly in accordance with the terms and conditions hereof,

In consideration of these premises and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

- 1. Grantor hereby licenses and permits Grantee to encroach upon Grantor's property as shown on the survey performed by Adam R. Canoy, Professional Land Surveyor on September 1st, 2021, a copy of said survey is attached as Exhibit "A" for reference. Specifically, Grantor licenses and permits Grantee to maintain the Shed Encroachment of 2.7' shown on said survey. Grantor hereby retains the right use that portion of Grantor's land on which the shed is encroaching.
- 2. Grantee shall not acquire any right, title or interest in or to Grantor's Property or the portion thereof affected by the Encroachment, except the right to maintain the Encroachment in accordance with the terms and conditions of this Agreement.
- 3. This Agreement shall be appurtenant to run with the land and shall inure to the benefit of, and be binding upon the parties hereto, and their respective heirs, executors, successors and assigns.
- 4. Should the encroaching portion of Grantee's shed be removed or moved in any way, this encroachment agreement becomes void and Grantee's right to encroach ends.
- 5. This is the entire agreement between the parties. Any changes must be made in writing and signed by both parties. Any disputes must be brought in the state of North Carolina.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto as of the date above.

Alexander S. Veres (SEAL)

Alexander S. Veres

Doralee Veres (SEAL)

Doralee Veres

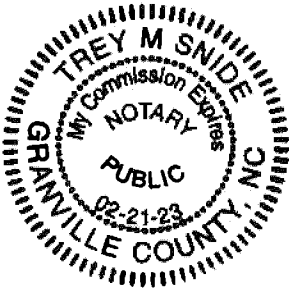
NORTH CAROLINA

Granville COUNTY

I, Trey M. Snide, Notary Public of said County, do hereby certify that Alexander S. Veres and Doralee Veres personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 20th day of September, 2021

Trey M. Snide
NOTARY PUBLIC
My Commission Expires:

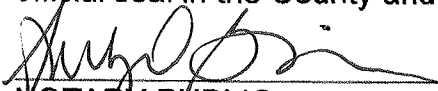


 (SEAL)

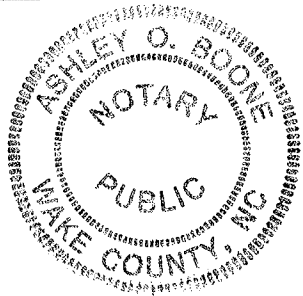
Rodney Finkbiner, Member-Manager of NC Land Investments, LLC

NORTH CAROLINA
Wake COUNTY

On the 21st day of September, 20 21, before me appeared RODNEY FINKBINER to me personally known, who, being by me duly sworn, did say that he is the member/manager of NC LAND INVESTMENTS, LLC, a Limited Liability Company of the State of NORTH CAROLINA, and the said instrument was signed in behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said _____ acknowledged said instrument to be the free act and deed of said Limited Liability Company. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.



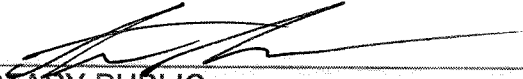
NOTARY PUBLIC
My Commission Expires: 02.12.2025

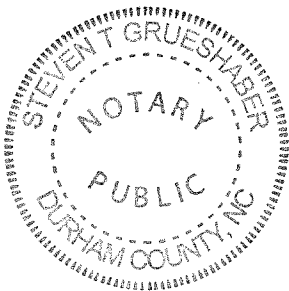



(SEAL)
William R. Kemp, Member-Manager of NC Land Investments, LLC

NORTH CAROLINA
Wake COUNTY

On the 21 day of September, 20 21, before me appeared WILLIAM R. KEMP to me personally known, who, being by me duly sworn, did say that he is the member/manager of NC LAND INVESTMENTS, LLC, a Limited Liability Company of the State of NORTH CAROLINA, and the said instrument was signed in behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said William R. Kemp acknowledged said instrument to be the free act and deed of said Limited Liability Company. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.


NOTARY PUBLIC
My Commission Expires: 12-15-24



Keith Brouillard (SEAL)
Keith Brouillard, Member-Manager of NC Land Investments, LLC

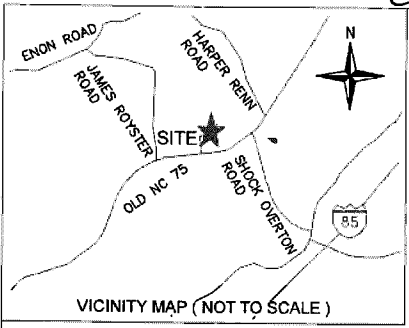
NORTH CAROLINA
Wake COUNTY

On the 21st day of September, 2021, before me appeared KEITH BROUILLARD to me personally known, who, being by me duly sworn, did say that he is the member/manager of NC LAND INVESTMENTS, LLC, a Limited Liability Company of the State of NORTH CAROLINA, and the said instrument was signed in behalf of said Limited Liability Company by authority of its Articles of Organization and/or its Operating Agreement; and said Keith Brouillard acknowledged said instrument to be the free act and deed of said Limited Liability Company. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid the day and year first above written.

Tamara S Cohen
NOTARY PUBLIC
My Commission Expires: 4/22/23

TAMARA S COHEN
NOTARY PUBLIC
WAKE COUNTY, NC
MY COMMISSION EXPIRES 04/22/2023

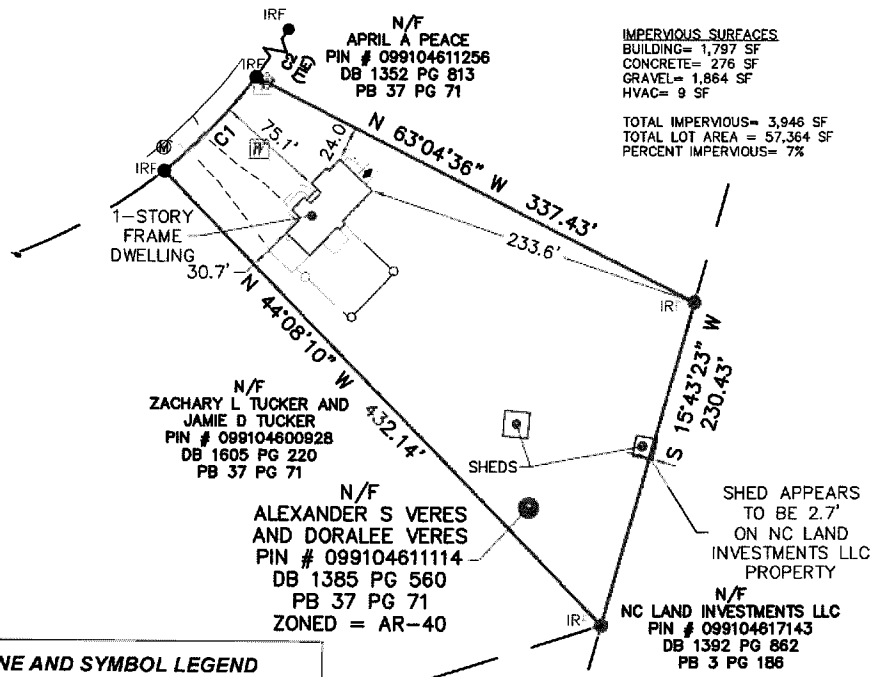
Exhibit A



GENERAL NOTES

1. THIS IS A SURVEY OF AN EXISTING PARCEL(S) OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
2. BEARINGS FOR THIS SURVEY ARE BASED ON PLAT BOOK 37 PAGE 71 OF THE GRANVILLE COUNTY REGISTRY.
3. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES.
4. AREA BY COORDINATE GEOMETRY.
5. REFERENCES: DB 1385 PG 560; PB 37 PG 71; OF THE GRANVILLE COUNTY REGISTRY. PIN: 099104611114
6. THIS SURVEY PERFORMED AND MAP PREPARED WITHOUT BENEFIT OF A TITLE REPORT. THIS SURVEY SUBJECT TO ANY FACTS AND EASEMENTS WHICH MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
7. FLOOD NOTE: THIS PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY F.E.M.A F.I.R.M COMMUNITY PANEL #3720099100K DATED 12/6/2019.
8. NO IMPERVIOUS RESTRICTIONS KNOWN AT TIME OF SURVEY. CONTACT GRANVILLE PLANNING FOR FURTHER RESTRICTIONS.
9. ZONE: AR-40; SETBACKS: FRONT: 50', REAR: 25', SIDE: 15'. REF PB 37 PG 71, CONTACT GRANVILLE PLANNING FOR FURTHER RESTRICTIONS. RESTRICTIVE COVENANTS MAY APPLY, TO THE EXTENT COVENANTS ARE MORE RESTRICTIVE, COVENANTS APPLY.
10. NO NCGS MONUMENTS FOUND WITHIN 2000 FEET.
11. NO ENVIRONMENTAL FEATURES CONSIDERED OR INCLUDED.

REF. P.B. 37-71



IMPERVIOUS SURFACES
BUILDING= 1,797 SF
CONCRETE= 276 SF
GRAVEL= 1,864 SF
HVAC= 9 SF

TOTAL IMPERVIOUS= 3,946 SF
TOTAL LOT AREA = 57,364 SF
PERCENT IMPERVIOUS= 7%

LINE AND SYMBOL LEGEND

—	PROPERTY LINE (PL)
- - -	PL NOT SURVEYED
—	TIE LINE
—	EDGE OF CONCRETE
—	EDGE OF PAVEMENT
- - -	EDGE OF GRAVEL
—	WOOD FENCE
—	CHAIN-LINK FENCE
—	STORM DRAINAGE PIPE
—	MAILBOX
—	WELL
—	TRANSFORMER
—	TV PEDESTAL
—	ELECTRIC METER
—	HVAC

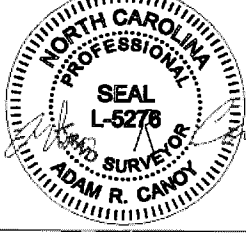
ABBREVIATION LEGEND

IRF	REBAR FOUND
IPF	IRON PIPE FOUND
N/F	NOW OR FORMERLY
PKF	PK NAIL FOUND
DB	DEED BOOK
PB	PLAT BOOK

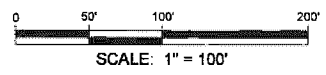
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	365.00'	90.02'	89.79'	N 44°07'29" E	14°07'53"
C2	365.00'	100.20'	99.89'	S 29°12'12" W	15°43'46"

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN DEED BOOK 1385, PAGE 560; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN PLAT BOOK 37, PAGE 71; THAT THE RATIO OF PRECISION IS 1:10,000+; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 58.1600).

THIS 1st DAY OF September, 2021.
SEAL



Adam R. Canoy, PLS L-5278



Property Survey SURVEY FOR: MARY HALTER PIN# 099104611114 - PARCEL 18, PB 37 PG 71 TALLY HO TOWNSHIP 4508 ALICE DRIVE OXFORD, NORTH CAROLINA GRANVILLE COUNTY		
CANOY SURVEYING 1154 SHONELE LANE STEM, NC 27581 PHONE (984) 377-2626		
SCALE: 1" = 100'	DATE: 8/25/2021	FILE: 4508ALICEDR
DRAWN BY: BCD	CHECKED BY: ARC	SHEET: 1/1