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BOOK 01333	FILED
PAGE 0004 THRU 0006	VANCE
INSTRUMENT # 03760	COUNTY NC
RECORDING \$26.00	CAROLYN R. PECORA
EXCISE TAX (None)	REGISTER
	OF DEEDS SSB

**PREPARED BY: STAINBACK, SATTERWHITE & ZOLLIFFER, PLLC –
Michael E. Satterwhite**

STATE OF NORTH CAROLINA

COUNTY OF VANCE

DEED OF EASEMENT

THIS DEED OF EASEMENT (the "Easement") made this 12th day of September 2017, by and between **CHARLES H. BOYD and wife, MARY K. BOYD**, whose address is 1200 Meadow Trail, Henderson, North Carolina 27537 ("Grantor") and **PETER G. RITZ and wife, JANICE A. RITZ**, whose address is 301 Pebble Hill Lane, Henderson, North Carolina 27537 ("Grantee")

WITNESSETH:

THAT WHEREAS, said Grantor is the owner of certain tracts of land lying in Williamsboro Township, Vance County, North Carolina, the same being the land

conveyed to them by deeds in Book 1009, Page 212 and Book 1010, Page 337, Vance County Registry;

AND WHEREAS, the Grantee is the owner of a certain tract of land lying in Williamsboro Township, Vance County, North Carolina, the same being the land conveyed to them by deed in Book 1312, Page 1, Vance County Registry;

AND WHEREAS, said Grantee desires to install a water line from the property of the Grantee (which adjoins the northern right of way of Pebble Hill Drive [a 60-foot private right of way]) across Pebble Hill Drive to the properties of the Grantor and thereafter within an easement area designed as "New 10' Private Water Line Easement" as shown on plat entitled "10' Water Line Easement Survey for Peter G. Ritz Janice A. Ritz Owner – Charles & Mary Boyd" as prepared by Cawthorne & Associates, RLS, PA, dated July 20, 2017, as appears in Plat Book "Y" Page 802, Vance County Registry (the "Plat") to the northern margin of Pine Drive (a 60-foot private right of way);

AND WHEREAS, the Grantor has agreed to allow the water line to be constructed within the 10' Private Water Line Easement area as shown on the Plat.

NOW, THEREFORE, said Grantor, for and in consideration of the sum of \$10.00 to them in hand paid, do hereby grant, bargain, sell and convey unto said Grantee, a non-exclusive, perpetual easement to install and maintain an underground water line from the property of the Grantee to and from the northern margin of Pine Drive utilizing the new 10' Private Water Line Easement area as shown on the Plat and to go upon the lands of the Grantor whenever the same is reasonably necessary for the purpose of inspecting, maintaining and repairing the water line; however, at all times of construction and repair, the Grantee shall cause the ground above the water line within the 10' Private Water Line Easement area to be leveled and maintained in an all-weather state of good repair.

TO HAVE TO HOLD said right and easement to them the said Grantee and their successors in title forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantee and hereinabove referred to.

IN TESTIMONY WHEREOF, said Grantor has hereunto set their hands and seals the day and year first above written.

Charles H. Boyd (SEAL)
CHARLES H. BOYD

Mary K. Boyd (SEAL)
MARY K. BOYD

STATE OF NORTH CAROLILNA

COUNTY OF VANCE

I, Marilyn E Bowen, a Notary Public of said county and state, do hereby certify that **CHARLES H. BOYD and wife, MARY K. BOYD**, personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes therein expressed.

WITNESS my hand and notarial seal this 18th day of September 2017.

Marilyn E Bowen
NOTARY PUBLIC

My Commission Expires: 11-19-2021

[NOTARY SEAL]

