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WARREN COUNTY, NC
ELSIE R. WELDON
REGISTER OF DEEDS

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North Carolina
Warren County

DEED OF EASEMENT FOR ACCESS AND
MAINTENANCE AGREEMENT

Prepared by and Mail to: McGill Law Office, PC , PO Box 1205, Hillsborough, NC 27278

THIS AGREEMENT, made this 21st day of November, 2006, by **PATTI L. BULLOCK, UNMARRIED**, party of the first part; and, **TONY WORTHAM AND WIFE, NIKIA WORTHAM**, of Warren County, North Carolina, parties of the second part;

W I T N E S S E T H

THAT WHEREAS, said party of the first part own certain tract of land lying on the northeast side of Old Macon Highway NCSR 1318 (a public road), located in River Township, Warren County, North Carolina, the same being the land conveyed to the parties of the first part by a Warranty Deed recorded in Book 323, Page 293 Warren County Registry, which deed is hereby referred to for a more particular description of same; and

WHEREAS, the parties of the second part own a certain tract of land located to the west of the parties of the first part's said tract of land; this certain tract of land being also located in River Township, Warren County, North Carolina, and being the same tract of land conveyed to the parties of the second part by Warranty Deed recorded in Book 821, Page 585, Warren County Registry, which deed is hereby referred to for a more particular description of same; and

WHEREAS, there is a certain 50' private access easement that intersects with Old Macon Highway NCSR 1318(a public road) and crosses the respective property of both the party of the first part and the parties of the second part; and

WHEREAS, the party of the first part has agreed to convey to the parties of the second part said access easement from Old Macon Highway (a public road) over the 50' private access easement a shown on plat recorded in Cabinet 1 Slide 245A Plat 1, Warren County Registry to the property of the parties of the second part, subject to certain requirements as hereinafter set out;

NOW, THEREFORE, said parties of the first part, for and in consideration of the Ten Dollars (\$10.00) and other good and valuable consideration paid to it, the receipt of which is hereby acknowledged, for itself and its assigns, does hereby grant, give and convey unto the parties of the second part, and their successors in title, a perpetual easement in , to, upon and over all that portion of land from Old Macon Highway NCSR 1388 (a public road) to the 50' private access easement as shown on the survey by Smith and Smith Surveyors, dated April 01, 2004 entitled " Minor Subdivision for Tony Wortham and Nikia Wortham" , from the point of intersection of said 50' access easement with said Old Macon Highway (a public road) to the northern boundary of the party of the first part's above described tract of land.

Said easement shall have a width of not more than twenty five (25) feet on either side of the center for a total of thirty (50) feet thereof, and is given for the sole purpose of ingress and egress and it is agreed and understood that all rights and easements herein conveyed shall be appurtenant to the titles of the properties owned by the parties of the second part.

The party of the first part and second part, their heirs and assigns, agree to construct and maintain said easement and pre-existing gravel drive at all time to at least the minimum standards required for such roads by Warren County as administered by the Warren County Planning Department.

TO HAVE AND TO HOLD, said access easement thereunto belonging to the parties of the second part, their successors and assigns as such, it being agreed that the right of access as established herein runs with the land of the Owner as set forth hereinabove.

The parties of the first part covenants herein that it is seized of the premises in fee simple, has the right to convey said access easement, that the title is marketable and free of all encumbrances, and that the Developer will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinabove stated.

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

Pattie L. Bullock (SEAL) _____ (SEAL)
PATTI L. BULLOCK
Tony Wortham Sr. (SEAL) Nikia Wortham (SEAL)
TONY WORTHAM NIKIA WORTHAM

STATE OF NORTH CAROLINA
COUNTY OF Warren

I, Shirley W. Kearny, a Notary public in and for said County and State, do hereby certify that PATTI L. BULLOCK, TONY WORTHAM AND NIKIA WORTHAM personally came before me this day and acknowledged the execution of the foregoing instrument.

WITNESS my hand and notarial seal, this 28 day of Nov, 2006.

Shirley W. Kearny
Notary Public
Shirley W. Kearny

Notary expires
9/29/2010

