

BK 1480 PG 0816

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AT	04:24:00 PM	VANCE COUNTY NC
BOOK	01480	CASSANDRA D. NEAL
START PAGE	0816	END PAGE 0819
INSTRUMENT #	02431	
RECORDING	\$26.00	
EXCISE TAX	\$0.00	
JT		

Prepared, without title certification, by and return to: M. Walker Brummitt, (acl) a North Carolina Licensed Attorney, P. O. Box 1168, Oxford, NC 27565

STATE OF NORTH CAROLINA

DEED OF EASEMENT

COUNTY OF VANCE

Index: 30' Wide Access, PB 2025, Pg 72

THIS DEED of EASEMENT made and entered into this the 17th day of June, 2026, by and between **Madison S. Hedgecock and wife, Caroline Smith Hedgecock**, party of the first part, to **Gregory Winfield Taylor, Patricia Taylor Hanley, unmarried, David F Taylor, Meri-Duke Taylor Martinez, Christopher Taylor, unmarried, and Patricia Faye White Taylor, widowed**, parties of the second part, with a mailing address of 73 Lake Haven Rd., Henderson, NC 27537.

WITNESSETH:

WHEREAS, the parties hereto own adjoining property situate in Vance County, North Carolina; and,

WHEREAS, the party of the first part is the owner of a tract or parcel of land located in Vance County described as in Deed Book 1255, page 476 Vance County Registry (Tax Identification #0547 02015); and,

submitted electronically by "Hicks, Preddy, Washburn & Brummitt, PC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Vance County Register of Deeds.

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WHEREAS, the party of the second part are the owners of a certain tract or parcel of land located in Vance County, North Carolina and described in Book 220 page 559, Vance County Registry (Tax Identification #0547 02016); and,

WHEREAS, the parties of the second part have requested, and the party of the first part has agreed to grant to the parties of the second part, their heirs and assigns, a non-exclusive 30' private easement located on their property, and described as shown on Plat by Cawthorne & Associates, Registered Land Surveyors, PA, dated July 31, 2025 and recorded in Plat Book 2025, page 72 of Vance County Registry of Deeds.

WHEREAS, Party of the First Part grants this easement subject to the restriction that this easement may only be used as an access for ingress, egress and regress for one single-family home and may not be used as an access for any development beyond that single-family home.

NOW, THEREFORE, in consideration of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, and subject to the restrictions herein, the party of the first part does hereby give, grant, bargain, convey and release to the parties of the second part, their heirs, successors and assigns, a non-exclusive perpetual easement for the location of their driveway described as that 30' private right-of-way in Plat Book 2025, Page 72 and attached hereto as Exhibit "A":

TO HAVE AND TO HOLD said easement and all privileges and appurtenances thereto belonging to the party of the second part, their heirs, successors and assigns.

The party of the first part covenants with the parties of the second part, their heirs, successors and assigns, that he is seized of said property in fee simple, and that he has the right to convey the said easement, which is free and clear of all encumbrances, and the party of the first

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part will warrant and defend the title to the same against the lawful claims of all persons
whomsoever.

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

By: Madison S. Hedgecock (SEAL)
Madison S. Hedgecock

By: Caroline Smith Hedgecock (SEAL)
Caroline Smith Hedgecock

STATE OF NORTH CAROLINA

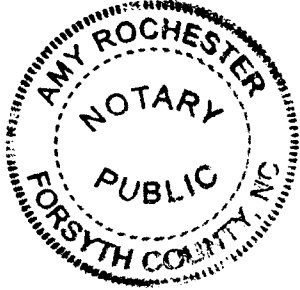
COUNTY OF GRANVILLE / Forsyth

I, the undersigned Notary Public in and for the above County and State, do hereby certify
that **Madison S. Hedgecock**, either (☒) personally known to me or (☐) proven by satisfactory
evidence (said evidence being _____), personally appeared before me
this day, and acknowledged the voluntary due execution of the foregoing instrument by him for
the purposes stated therein. Witness my hand and notarial seal, this 17th day of June,
2026.

Amy Rochester
Notary Public

Amy Rochester
Printed or Typed Name

My commission expires: 1-28-2030



STATE OF NORTH CAROLINA

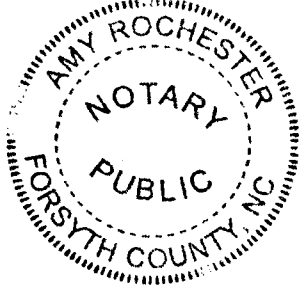
COUNTY OF GRANVILLE / Forsyth

I, the undersigned Notary Public in and for the above County and State, do hereby certify
that **Caroline Smith Hedgecock**, either (☒) personally known to me or (☐) proven by
satisfactory evidence (said evidence being _____), personally
appeared before me this day, and acknowledged the voluntary due execution of the foregoing
instrument by her for the purposes stated therein. Witness my hand and notarial seal, this 17th
day of June, 2026.

Amy Rochester
Notary Public

Amy Rochester
Printed or Typed Name

My commission expires: 1-28-2030



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EXHIBIT "A"

Being a 30' private access easement with non-exclusive right of ingress, egress and regress and right to locate usual and ordinary utility easements over and along that area identified as "New 30' Private Right of Way" on plat of record in Plat Book 2025, page 72, Granville County Registry.