

EASEMENT

NORTH CAROLINA
WAKE COUNTYPrepared By: Duke Energy
Return To: Duke Energy Progress, LLC
Attn: Stephen Brown
Mail Code NC 10
411 Fayetteville St
Raleigh, NC 27601

THIS EASEMENT ("Easement") is made this 2nd day of May, 2019 ("Effective Date"), from MICHAEL E. JAMES AND WIFE, LINDA JAMES, ("GRANTOR," whether one or more), to Duke Energy Progress, LLC, a North Carolina limited liability company ("DEP"); its successors, licensees, and assigns.

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00), the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto DEP, its successors, licensees, and assigns, the perpetual right, privilege, and easement to go in and upon the land of GRANTOR situated in St. Matthews Township, described as follows: PIN: 1735555619, containing 1.480 acres, more or less, and being the land described in a deed from Adam Hoke and wife, Laurie Hoke to Michael E. James and wife, Linda James, dated October 28, 2005, and recorded in Deed Book 11685, Page 1022, also shown as Lot 109, on a plat entitled "Foxcroft Subdivision, Section 4" and dated September 29, 1972 and recorded in Book of Maps 1972, Volume 1, Page 31, all Wake County Registry (the "Property"), LESS AND EXCEPT any prior out-conveyances, and to construct, reconstruct, operate, patrol, maintain, inspect, repair, replace, relocate, add to, modify and remove electric and/or communication facilities thereon including but not limited to, supporting structures such as poles, cables, wires, underground conduits, enclosures/transformers, vaults and manholes and other appurtenant apparatus and equipment (the "Facilities") within an easement area being twenty (20) feet wide, together with an area ten (10) feet wide on all sides of the foundation of any DEP enclosure/transformer, vault or manhole (the "Easement Area"), for the purpose of transmitting and distributing electrical energy and for communication purposes of DEP and Incumbent Local Exchange Carriers. The centerline of the Facilities shall be the center line of the Easement Area.

The right, privilege and easement shall include the following rights granted to DEP: (a) ingress and egress over the Easement Area and over adjoining portions of the Property (using lanes, driveways and paved areas where practical as determined by DEP); (b) to relocate the Facilities and Easement Area on the Property to conform to any future highway or street relocation, widening or improvement; (c) to trim and keep clear from the Easement Area, now or at any time in the future, trees, limbs, undergrowth, structures or other obstructions, and to trim or clear dead, diseased, weak or leaning trees or limbs outside of the Easement Area which, in the opinion of DEP, might interfere with or fall upon the Facilities; and (d) all other rights and privileges reasonably necessary or convenient for DEP's safe, reliable and efficient installation, operation, and maintenance of the Facilities and for the enjoyment and use of the Easement Area for the purposes described herein.

TO HAVE AND TO HOLD said rights, privilege, and easement unto DEP its successors, licensees, and assigns, forever, and GRANTOR, for itself, its heirs, executors, administrators, successors, and assigns, covenants to and with DEP that GRANTOR is the lawful owner of the Property and the Easement Area in fee and has the right to convey said rights and Easement.

IN WITNESS WHEREOF, this EASEMENT has been executed by GRANTOR and is effective as of the Effective Date herein.

 (SEAL)
MICHAEL E. JAMES

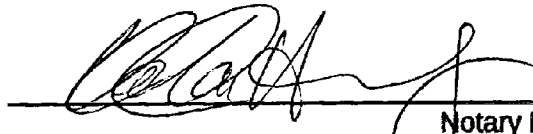
 New York Kings COUNTY
~~NORTH CAROLINA~~

York, Ka Kai Hwang, a Notary Public of Kings County, New York,
~~Carolina~~, certify that Michael E. James personally

appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this 30 day of April, 2019.

KA KAI HWANG
Notary Public, State of New York
No. 01HW6325628
Qualified in Kings County
Commission Expires 06/01/2019


Notary Public
My commission expires: 6/1/2019

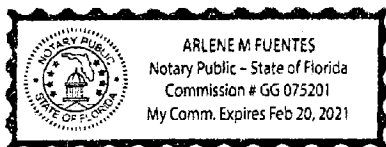
TO HAVE AND TO HOLD said rights, privilege, and easement unto DEP its successors, licensees, and assigns, forever, and GRANTOR, for itself, its heirs, executors, administrators, successors, and assigns, covenants to and with DEP that GRANTOR is the lawful owner of the Property and the Easement Area in fee and has the right to convey said rights and Easement.

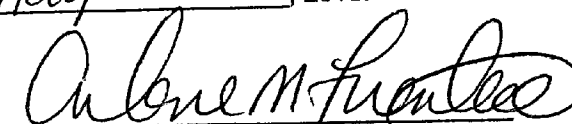
IN WITNESS WHEREOF, this EASEMENT has been executed by GRANTOR and is effective as of the Effective Date herein.

 (SEAL)
LINDA JAMES

Orlando, Florida
NORTH CAROLINA: Orange COUNTY
I, Arlene M Fuentes, a Notary Public of Orange County, North Orlando
Florida, certify that Linda James, wife personally
appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.

Witness my hand and notarial seal, this 2nd day of May, 2019.




Notary Public
My commission expires: February 20, 2021