

Excise: \$2.00

Prepared by Hatch Little & Bunn, LLP (without benefit of title examination)

After recording mail to:

Meridian Properties Group LLC

4030 Wake Forest Road #100

Raleigh, NC 27609

DEED of EASEMENT

NORTH CAROLINA
WAKE COUNTY

EASEMENT FOR ACCESS

THIS DEED of EASEMENT made this 21st day of November, 2025, by and between **Cindy K. Collins, Trustee of the Cindy K. Collins Revocable Trust**, Grantor and **Meridian Properties Group LLC**, a North Carolina limited liability company, Grantee:

WITNESSETH

WHEREAS, Grantor is the owner of 5248 Pinehall Wynd, Raleigh, NC, described as being all of Lot 48 as shown on plat recorded in Book of Maps 2018, Page 963, Wake County Registry (hereinafter "Collins Property"); and

WHEREAS, Grantee is the owner of 4912 Fly Way Drive, Raleigh, NC, described as being all of Lot 47 as shown on plat recorded in Book of Maps 2018, Page 963, Wake County Registry (hereinafter "Meridian Property").

NOW THEREFORE, the Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain and convey unto Grantee, its successors and assigns, a permanent and perpetual easement described as the "10' ACCESS EASEMENT 477 SF" on the attached plat entitled "EASEMENT SHEMATIC LOT 47

– LOT 48 PINEHALL PLANTATION PROPERTY OF CINDY K. COLLINS TRUSTEE”, prepared by Aiken & Yelle Associates, PA, date November 17, 2025, (hereinafter the “Access Easement”) over and upon the Collins Property.

The Access Easement shall be a permanent, perpetual and non-exclusive easement and right of pedestrian ingress and egress from the Meridian Property over and across the Collins Property so as to allow Grantee, its successors and assigns, satisfactory access to, from and about the Meridan Property to the edge of the water/lake. Said Access Easement shall be sufficient to permit the Grantee, its successors and assigns, access for the purpose of clearing and maintaining the access; provided, however, Grantor shall not be responsible for clearing or maintaining such access.

TO HAVE AND TO HOLD, the Access Easement and all privileges and appurtenances thereto now belonging to Grantee, it's successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor has done nothing to impair such title as Grantor received, and Grantor will warrant and defend the title against the lawful claims of all persons claiming by, and under or through Grantor, except for the exceptions, if any, hereinafter stated.

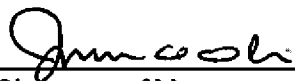
IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, on the day and year first above written.


Cindy K. Collins, Trustee of the
Cindy K. Collins Revocable Trust

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: **Cindy K. Collins, Trustee of the Cindy K. Collins Revocable Trust**

Date: November 21, 2025


Official Signature of Notary

JAMES A. OLIVER
Printed Name of Notary Public

My commission expires:

