

Type: CONSOLIDATED REAL PROPERTY
Recorded: 10/12/2020 11:54:12 AM
Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 1801 PG 135 - 137

Prepared by and hold after Recording for: Nathan M. Garren

STATE OF NORTH CAROLINA

ROAD MAINTENANCE DECLARATION

COUNTY OF GRANVILLE

THIS ROAD MAINTENANCE DECLARATION is made this the 12th day of October, 2020 by Melissa B. Robbins, Inc. and Tom G. Allis, Inc. (hereinafter referred to as the "Declarants").

WITNESSETH:

THAT, WHEREAS, the Declarants holds title to Lots 1, 2 and 3 as shown on that plat recorded in Plat Book 49, Page 13, Granville County Registry, North Carolina; and

WHEREAS, said lots have access to and from Flat Rock Road (N. C. S. R. 1629) by, through and over a thirty-five (35) foot access easement as the same is reflected on said plat (hereinafter referred to as "Caroline Lane"); and

WHEREAS, the Declarants desire to provide for the maintenance and repair of Caroline Lane.

NOW, THEREFORE, the Declarants, for themselves, their heirs, successors, and assigns, do declare as follows:

Said lots shall be subject to the covenants contained herein and said covenants shall run with the land and be binding upon said lots.

The Owners of said lots shall be responsible for the maintenance and repair of Caroline Lane.

Each of the Owners shall share equally with the other owners, all costs associated with the maintenance and repair of Caroline Lane.

Any damage to Caroline Lane caused by new construction on a lot shall be the responsibility of that lot owner or the lot owner's contractor.

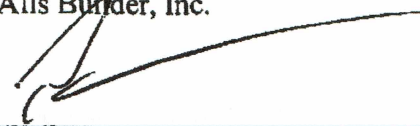
Submitted electronically by Nathan M Garren, Attorney at Law in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Granville County Register of Deeds.

IN WITNESS WHEREOF, the Declarants have caused this instrument to be signed in their corporate names by their duly authorized officers the day and year first above written.

Melissa B. Robbins, Inc.

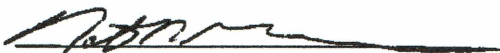
By:  (SEAL)
President

Tom G. Alls Builder, Inc.

By:  (SEAL)
President

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Nathan M. Garren, a Notary Public of the County and State aforesaid, certify that Melissa B. Robbins personally appeared before me this day and acknowledged that she is President of Melissa B. Robbins, Inc. and that as President being duly authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this 12th day of October, 2020.

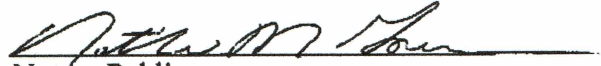

Notary Public

My Commission Expires: 10/08/2022

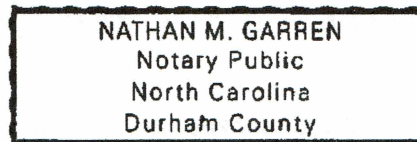
NATHAN M. GARREN
Notary Public
North Carolina
Durham County

STATE OF NORTH CAROLINA
COUNTY OF DURHAM

I, Nathan M. Garren, a Notary Public of the County and State aforesaid, certify that Tom G. Alls personally appeared before me this day and acknowledged that he is President of Tom G. Alls Builder, Inc. and that as President being duly authorized to do so, executed the foregoing on behalf of the corporation. Witness my hand and official stamp or seal, this 12th day of October, 2020.


Notary Public

My Commission Expires: 10/08/2022



SUBDIVISION STREETS DISCLOSURE STATEMENT*
NCGS §136-102.6(f)

NAME OF SELLER: Tom G. Alls Builder, Inc. and Melissa B. Robbins, Inc.

TAX PARCEL ID# OF SUBJECT PARCEL(S): 183700357943

DEED REFERENCE(S) FOR SUBJECT PARCEL(S): Deed Book 1737/Page 846

Pursuant to the provisions of NCGS §136-102.6(f), the Seller (and Developer where applicable) hereby disclose to the Buyer the following:

The street or streets upon which the house or lot sits are Public X Private
Additional information, if any: _____

If public, the Seller (and Developer where applicable) hereby certify that the right-of-way and design of the street has been approved by the Division of Highways, and the street has been or will be constructed by the Seller (and Developer if applicable) in accordance with the standards for subdivision streets adopted by the Board of Transportation for acceptance on the highway system.

If private, the streets will NOT be constructed to minimum standards sufficient to allow their inclusion on the NC State highway system for maintenance. The responsibility for maintenance of the streets is set forth as follows:

X A Private Road Maintenance Agreement filed of record in the Register of Deeds of
Granville County at Book 1801, Page 135-137.

_____ The following person or entity: _____

_____ The responsibility for maintenance of the streets lies with each individual owner
Either by informal agreement or by default. If this is the situation, the Buyer is
Advised that he or she may be unable to ensure that the private street(s) are
Properly or fully maintained in order to ensure access to and from the Buyer's
Property, and will have no remedy at law to resolve this issue.

DocuSigned by: <u>Melissa B. Robbins, Inc.</u> 2E9F5031F55482...	DocuSigned by: <u>Tom G. Alls Builder, Inc.</u> EB56F5ED45954A3...
Seller	Developer

*Prior to entering into any agreement or conveyance, this disclosure shall be signed in duplicate originals, one of which shall be retained by the Seller and Developer (if any) and one of which shall be provided to the Buyer. In addition, the Seller and Developer (if any) and the Buyer shall sign a separate Acknowledgement of Receipt of this Disclosure Statement.

ACKNOWLEDGEMENT OF RECEIPT OF SUBDIVISION STREET DISCLOSURE
STATEMENT PURSUANT TO NCGS §136-102.6(f)

The undersigned acknowledge that on the date indicated and prior to entering into any agreement or conveyance, he or she received an executed original Subdivision Streets Disclosure Statement with regard to the following property:

Tax Parcel ID No. 183700357943

Deed Reference: Book 1737 Page 846

DocuSigned by:

Melissa B. Robbins, Inc.

2E9F5797FA83482...

Seller

DocuSigned by:

Tom G. Alls Builder, Inc.

EB56F5ED45954A3...

Date signed: May 3, 2021

Developer (if any)

Date signed: _____

Stan Allen

dotloop verified
05/11/21 7:44 AM EDT
2TTC-VGKR-GZKE-HPU2

Buyer

Date signed: _____

Lisa Allen

dotloop verified
05/11/21 8:19 AM EDT
B4OH-K6E3-GYUO-ESMM

Buyer

Date signed: _____