

ACCESS EASEMENT

Prepared by and Return to:
David C. Gadd, Attorney
Satsky & Silverstein, LLP
415 Hillsborough Street, Suite 201
Raleigh, NC 27603

Electronic Recording Certificate

Submitted electronically by Satsky & Silverstein, LLP in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Wake County Register of Deeds.

North Carolina, Wake County

THIS DEED OF EASEMENT made this 13th day of October 2022, by and between **G. ROLAND GAMMON, III**, and wife, **JILL S. GAMMON** (hereinafter referred to as "Grantor"), and **JOSEPH GAMMON** and wife, **KARA GAMMON** of 2841 Claremont Road, Raleigh, NC 27608 (hereinafter referred to as Grantee):

WITNESSETH:

Whereas, the said Grantor owns a certain parcel of land lying in the City of Raleigh, North Carolina, having street address 2845 Claremont Road, Raleigh NC 27608 and being more particularly described as the 2.717 acre (118,341 square feet) lot on the plat of survey entitled, "PROPERTY OF G. ROLAND & JILL S. GAMMON & HARPER J. REGISTER, Jr.", dated September 19, 1995, by B.L. Scott & Company, Registered Land Surveyors, which plat is recorded in Book of Maps 1995, Page 1508, Wake County Registry; and whereas the said Grantee owns a certain parcel of land lying in the City of Raleigh, North Carolina, having street address 2841 Claremont Road, Raleigh, NC 27608 and being more particularly described and shown as Lot 53R on the aforementioned plat of survey, said parcel lying adjacent to Grantor's property; and the said Grantor has agreed to grant and convey an access easement to Grantee.

Now, therefore, the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to them in hand paid, does hereby grant, bargain, sell, and convey to Grantee a perpetual right and easement for ingress, egress and regress for all types of travel, including, but not limited to vehicular, over and across the easement area described as follows:

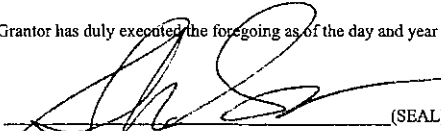
BEGINNING at an iron pipe set in the margin of Claremont Road, and being the southeastern corner of Lot 53R adjoining Claremont Road and the 2.717 acre lot shown on the plat of survey entitled, "PROPERTY OF G. ROLAND & JILL S. GAMMON & HARPER J. REGISTER, Jr.", dated September 19, 1995, by B.L. Scott & Company, Registered Land Surveyors, which plat is recorded in Book of Maps 1995, Page 1508, Wake County Registry; thence North 49° 35' 04" West 174.33 feet to an iron pipe set; thence North 40° 24' 56" East to a point in the northern line of the 2.717 acre lot as shown on the aforementioned survey; thence South 49° 35' 04" East to an existing iron pipe in the margin in Claremont Road; thence South 34° 44' 22" West 43.56 feet to the point and place of BEGINNING, and being a strip of land upon which the "gravel drive" lies as shown on the aforementioned plat of survey.

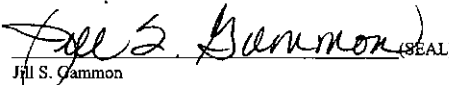
Further, grantee may maintain the easement area by keeping the area clear of growth, vegetation

or other obstructions, at the expense of Grantee.

To have and to hold said right and easement to it the said Grantee and its successors in title forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land owned by Grantor and hereinabove referred to.

IN WITNESS WHEREOF, the Grantor has duly executed the foregoing as of the day and year first above written.

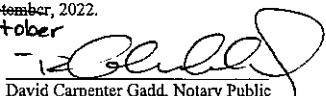

G. Roland Gammon, III (SEAL)


Jill S. Gammon (SEAL)

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I David Carpenter Gadd, a Notary Public, of the County and State aforesaid, certify that G. Roland Gammon, III and Jill S. Gammon personally appeared before me and acknowledged the due execution of the foregoing instrument.

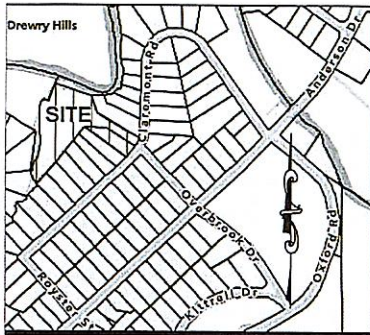
Witness my hand and seal this 13 day of ~~September~~ October, 2022.


David Carpenter Gadd, Notary Public

(AFFIX NOTARY SEAL)

My commission expires: 3/20/2025 _____

DAVID CARPENTER GADD
NOTARY PUBLIC
WAKE COUNTY, N.C.



LEGEND

N/F	NOW OR FORMERLY
RAW	RIGHT OF WAY
BM	BOOK OF MAPS
DB	DEED BOOK
PG	PAGE
EIP	EXISTING IRON PIPE
EIR	EXISTING IRON ROD
IPS	IRON PIPE SET
MAGS	MAGNETIC NAIL SET
---	PROPERTY BOUNDARY LINE
---	RIGHT OF WAY LINE
---	ADJOINING PROPERTY LINE
---	EASEMENT LINE
---	OHP
---	OVERHEAD POWER LINE
XXX	DENOTES PROPERTY ADDRESS
---	DENOTES CONCRETE

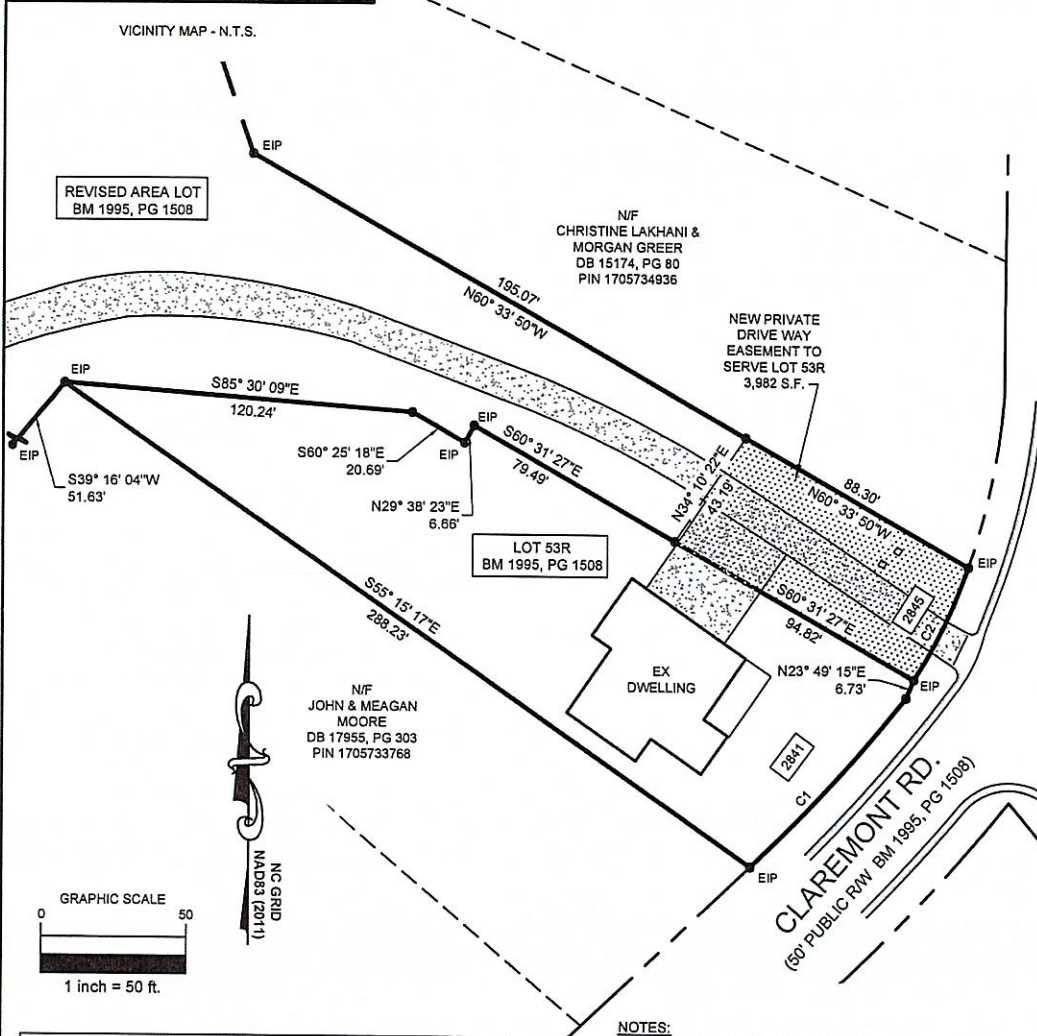
SITE DATA

REVISED AREA LOT
OWNER ROLAND & JILL GAMMON III
PIN 1705731906
ZONING: R-6
REFERENCE: DB 8717, PG 1483
DB 5951, PG 536
DB 6121, PG 139
BM 1995, PG 1508
WAKE COUNTY REGISTRY

LOT 53R

OWNER JOSEPH & KARA GAMMON
PIN 1705734832
ZONING: R-6
REFERENCE: DB 17692, PG 2644
BM 1995, PG 1508
WAKE COUNTY REGISTRY

VICINITY MAP - N.T.S.



NOTES:

1. ALL DISTANCES ARE HORIZONTAL GROUND.
2. ALL DIMENSIONS ARE IN US SURVEY FEET.
3. AREA COMPUTED USING COORDINATE METHOD FROM MEASURED FIELD DATA.
4. BASIS OF BEARINGS IS NC GRID NORTH NAD83(2011). THE SITE WAS LOCALIZED UTILIZING REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) SOLUTIONS REFERENCE THE CONTINUOUSLY OPERATING REFERENCE STATION (CORS) NETWORK BASE STATION NCRD, RALEIGH, NC.
5. HORIZONTAL DATUM IS NAD83(2011) & VERTICAL DATUM IS NAVD88.

EASEMENT EXHIBIT "A"

I certify this plat was drawn from an actual field survey performed in accordance with the provisions of the North Carolina General Statutes, Chapter 47, relating to the recording of conveyances. This plat is not for recordation purposes.

SURVEY FOR

JILL & ROLAND GAMMON III
2845 CLAREMONT RD

RALEIGH

WAKE COUNTY

NORTH CAROLINA

Scale
1" = 50'

Date
4-09-2024

JOHN A. EDWARDS & COMPANY

NC License F-0289

333 Wade Ave., Raleigh, NC 27605

Phone (919) 828-4428