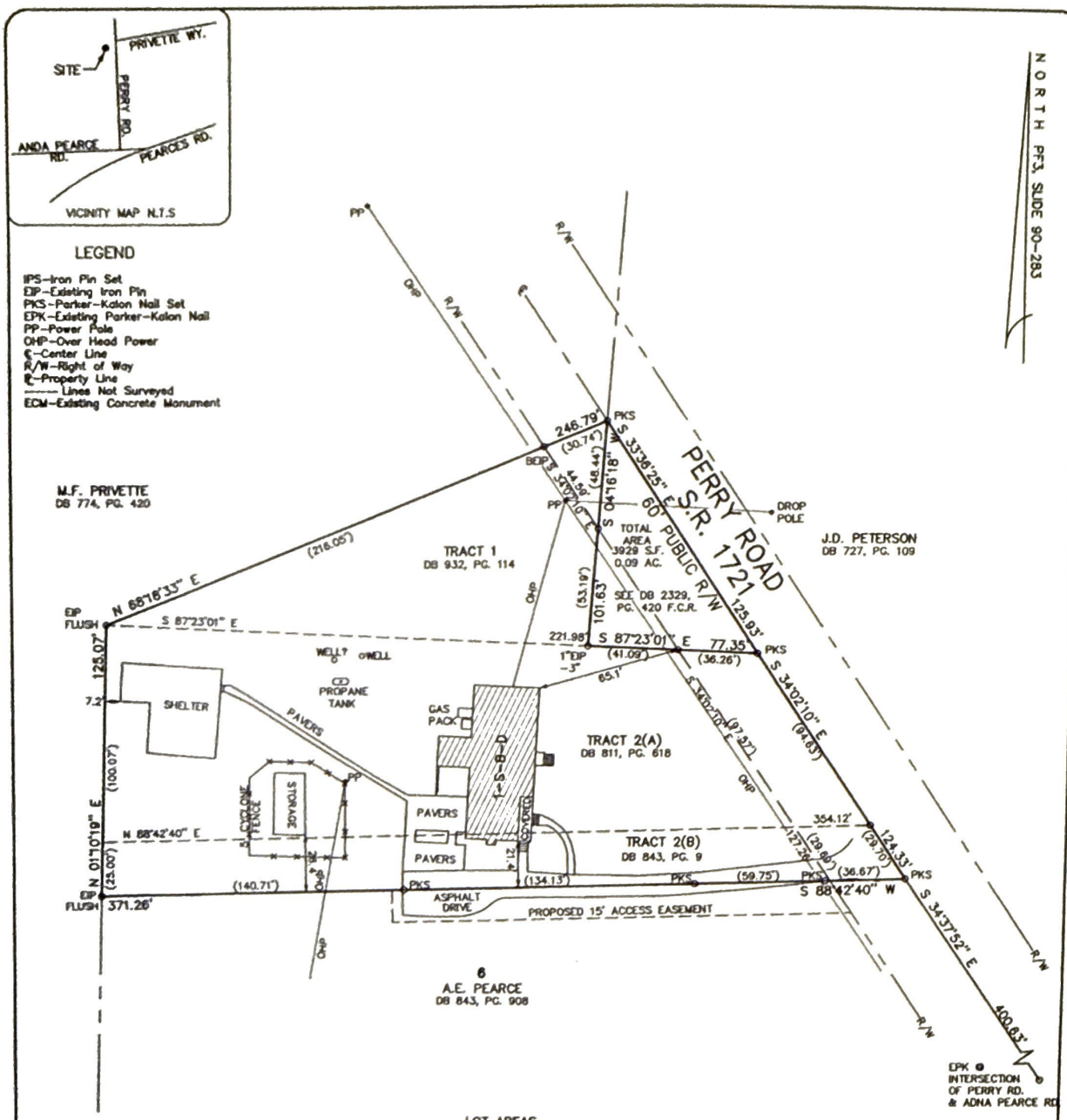


LOT AREAS

TRACT 1	TRACT 2(A)	TRACT 2(B)
TOTAL 11275 S.F. AREA 0.26 AC.	TOTAL 29063 S.F. AREA 0.67 AC.	TOTAL 9059 S.F. AREA 0.21 AC.
AREA 670 S.F. IN R/W 0.02 AC.	AREA 2795 S.F. IN R/W 0.07 AC.	AREA 864 S.F. IN R/W 0.02 AC.
NET 10605 S.F. AREA 0.24 AC.	NET 26268 S.F. AREA 0.60 AC.	NET 8195 S.F. AREA 0.19 AC.

NORTH CAROLINA PROFESSIONAL SEAL L-3156 LAND SURVEYOR BARRY L. SCOTT

REVISED 3-30-2023

PIN#: 2708-49-6524 TOWNSHIP: DUNN ZONE: R-30

TRACTS 1& 2, A.E. PEARCE PROPERTY
AS RECORDED IN PF #3, SLIDE 90-283 F.C.R.
ALSO SEE PF #2, SLIDE 90 & BOOK 7, PAGES 61-62 F.C.R.

AS BUILT SURVEY

I, Barry L. Scott, certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Book 811, page 618 etc.) (other), that the ratio of precision as calculated by latitude and departures is 1/10,000, that the boundaries not surveyed are shown as broken lines plotted from information found in (SEE REFERENCE).

Witness my original signature, registration number and seal this 29th day of March, A.D. 2023

0.08ACTRCT:3/15/23
0.08ACTRCT:3/30/23

0' 25' 50'
1" = 50'

PROPERTY OF
JEREMIAH BYRD
AMANDA BRYD

1092 PERRY RD. FRANKLIN COUNTY ZEBULON, N.C.

SCALE: 1" =50'
DATE: 03-09-23
BOOK M9725/54

BARRY L. SCOTT LAND SURVEYING
PROFESSIONAL LAND SURVEYORS

This contract provides for retreatment of a structure but does not provide for the repair of damages caused by wood destroying organisms.

COUCH PEST CONTROL
BUGS MOVING IN?

1792 Old White Oak Road
Nashville, NC 27856
252-343-0122
Lic. # 2337PW

TERMITE SERVICE AGREEMENT
Does Not Protect Against Formosan Termites

DATE: 2-14-2023

☐ Bait ☐ Bora Care ☒ Liquid

BUYER'S ADDRESS

Name (To appear on Guarantee): Amanda Byrd
Address (To appear on Guarantee) (Treated Premises): 1092 Perry Rd
City: Zebulon
State: NC Zip: 27597
Home Ph. Business Ph

BILLING ADDRESS

Name (Agent)
Address
City
State Zip
Home Ph. Business Ph.

STRUCTURE: ☒ Residential ☐ Commercial ☐ Other

SERVICES: You are hereby authorized to treat the premise(s) described above for the following:

☒ Subterranean Termites
☐ Powder Post Beetles
☐ Wood Decay Fungus
☐ Other (Structural Modifications) as shown in the graph and specifications sheet attached hereto.

My guarantee will cover the above described premise(s) for a period of one year and will be subject to general terms and conditions as enumerated on reverse side.

RENEWAL: This agreement may be renewed upon the mutual agreement of the Purchaser and Couch Pest Control and receipt of the annual renewal fee of $100 on or before the end of the previous service period.

If this agreement is renewed, Couch Pest Control will conduct periodic inspections (approximately annually) and provide additional treatment deemed necessary by Couch Pest Control at no additional cost. The renewal fee will remain constant for 5 renewal periods, after the original contract term. Couch Pest Control reserves the right to adjust the annual renewal fee after the first renewal and every year thereafter. This agreement may be terminated by either party for any reason at the end of any one year period and may be renewed after, the five (5) year term with additional treatment. See #10 reverse side.

IMPORTANT: I have read the explanation of the Guarantee to be issued, including the limitations and restrictions on the Guarantee contained on the back of this page. The attached graph, specifications and back of this Agreement contain important provisions which are part of this Agreement

Initial

EXCEPTION FOR EMERGENCY SERVICE
The buyer agrees that emergency treatment made prior to or at the time of this agreement will be paid for in full. Such emergency treatment is not subject to the notice of cancellation. (See Notice to Buyer).
ACCEPTANCE OF EMERGENCY TREATMENT BY:
Signature: **Date:**

Buyer's / Agent Signature: **Date:**

Couch Pest Control
By: Ryan Couch
Approved By:

The cost of this treatment shall be as follows:

Initial Charge	$ 800.00
Structural Modifications	$
Additional Renewal # Years	$
TOTAL	$
Less Deposit	$
☐ CASH ☐ CHECK # ☐ CREDIT CARD	
Balance Due	$

METHOD OF PAYMENT:
☐ CASH ☐ CHECK ☐ OTHER CC / TYPE
☐ CREDIT CARD CARD # AUTH. CODE EXP. DATE AMOUNT CHARGED

Upon receipt of full payment as indicated **Couch Pest Control** is to initiate the following type warranty:
☒ **Retreatment Only**
☐ **No Guarantee**

Late Charge - Any account 30 days past due will be assessed a late fee equal to 1.75% of outstanding balances as of date of closing each month. Any account sixty (60) days past due, **Couch Pest Control** reserves the right to cancel the account and place the account in the hands of an attorney for collection or suit. Owner agrees to pay the attorney's fees paid or incurred.
Notice to Buyer: You may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See attached Notice of Cancellation for an explanation of this right.

Reorder Product # COU7156 from • 1-800 252-4011 • © Copyright. CROWNMAX

BK 2330 PG 2178 - 2185 (8) DOC# 10073969
This Document eRecorded: 04/11/2023 04:34:03 PM
Fee: $26.00 Tax: $0.00
Franklin County, North Carolina
Brandi Smith Brinson, Register of Deeds

Prepared by and Return to:

John B. South, Jr.
The South Law Firm, PLLC
3725 National Drive, Suite 215
Raleigh, NC 27612

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT (hereinafter the "Agreement") is made effective as of the 11 day of April, 2023, by Amanda L. Byrd and Jeremiah D. Byrd (hereinafter "Buyer") and Bryan Todd Pearce, Carmell Quinn Williams, and Randolph Addison Pearce (hereinafter "Adjacent Lot Owner").

WHEREAS, Buyer is the purchaser of that certain tract or parcel of land located in Franklin County at 1092 Perry Road, Zebulon, NC 27597 (hereinafter "1092 Perry Road");

WHEREAS, Adjacent Land Owner is the owner of that certain tract or parcel of land adjacent to 1092 Perry Road, and located in Franklin County at 1094 Perry Road, Zebulon, NC 27597 (hereinafter "1094 Perry Road");

WHEREAS, the parties hereto believe and understand that there exists within the area of 1094 Perry Road an underground septic system and septic field which serve the existing home constructed upon and at 1092 Perry Road;

WHEREAS, the parties hereto are uncertain as to the exact location of said underground septic system and septic field;

WHEREAS, Adjacent Lot Owner desires to establish for the benefit of Buyer and of 1092 Perry Road, a perpetual Septic Easement over and across 1094 Perry Road, should there be an underground septic system and septic field within the area of 1094 Perry Road, said Septic Easement being for the purpose of continued operation of an underground septic system and septic field for the benefit of 1092 Perry Road.

NOW THEREFORE, in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Submitted electronically by South Law Firm in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Franklin County Register of Deeds.

1. Grant of Septic Easement. Adjacent Lot Owner does hereby grant, declare and convey to and for the benefit of Buyer and of 1092 Perry Road, a perpetual Septic Easement over and across 1094 Perry Road, should there be an underground septic system and septic field within the area of 1094 Perry Road, said Septic Easement being for the purpose of continued operation of an underground septic system and septic field for the benefit of 1092 Perry Road.

2. Termination. The parties hereto hereby agree that this Agreement shall terminate in the event that the septic system is replaced, for example by a new septic system located on 1092 Perry Road.

3. Covenant Running With the Land/Parties Bound. All easements and provisions herein, including the benefits and burdens, run with the land, and are binding upon and inure to the benefit of heirs, successors and assigns of the respective parties, including without limitation subsequent owners of 1092 Perry Road and 1094 Perry Road.

4. Maintenance. This perpetual Septic Easement includes the right to Buyer to maintain or repair the septic system should such maintenance or repairs become necessary to continue operation of the septic system. As between Buyer and Adjacent Lot Owner, Buyer shall be liable for any and all property damage, or injury, or death to any person resulting from the use of the septic system and field that encroaches onto 1094 Perry Road or its design, installation, maintenance or repair. Buyer shall indemnify, defend and hold harmless Adjacent Lot Owner from and against all claims, losses, damages and liabilities in connection with the septic system and septic field or its maintenance. Should a repair of the septic system require replacement, the parties hereto agree that any new lines servicing 1092 Perry Road shall be placed within the area of 1092 Perry Road.

5. Amendments. The easements, rights and other privileges herein granted and established and/or reserved may not be modified or terminated either in whole or in part, except as otherwise provided herein to the contrary or by a written instrument duly executed in recordable form by all then existing owners.

6. Interpretation. The provisions set forth in this Agreement shall be construed together and given that interpretation or construction which will best effect the intent of the parties hereto.

7. Captions. The captions of this Agreement are inserted for convenience only and shall not be construed as defining, limiting, extending or otherwise modifying or adding to the substance of the particular Article or Section to which they refer.

8. Governing Law. This Agreement shall be governed by, and shall be construed in accordance with, the laws of the State of North Carolina.

9. No Condition Subsequent. No covenant or other provision hereof is intended to be or shall be construed as a condition subsequent, a conditional limitation or as creating a possibility of reverter.

10. Severability. If any provisions of this Agreement shall become illegal, null or void for any reason or shall be held by any court of competent jurisdiction to be illegal, null or void, the remaining provisions will continue to remain in full force and effect.

11. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed to be an original and need not be signed by more than one of the parties hereto and all of which shall constitute one and the same agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date and year first above written.

_____(SEAL)
JEREMIAH D. BYRD

_____(SEAL)
BRYAN TODD PEARCE

_____(SEAL)
AMANDA L. BYRD

_____(SEAL)
CARMELL QUINN WILLIAMS

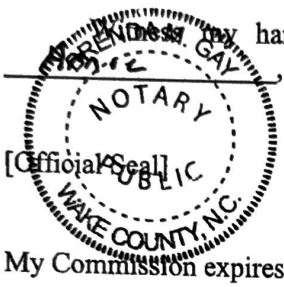
See Attached
_____(SEAL)
RANDOLPH ADDISON PEARCE

[NOTARY ACKNOWLEDGEMENTS ON FOLLOWING PAGES]

STATE OF NORTH CAROLINA
COUNTY OF Wake

I, Brenda M. Gay, a Notary Public for said County and State, certify that ~~**Amanda L. Byrd and Jeremiah D. Byrd**~~ Kendrick Addison Pearce before me this day and acknowledged the due execution of the foregoing instrument.. BMG

Witness my hand and official seal, this the 10th day of Nov., 2023



[Official Seal]

Brenda M. Gay
NOTARY PUBLIC

My Commission expires:
06-11-2024

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, John South, a Notary Public for said County and State, certify that **Bryan Todd Pearce** before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, this the 11 day of April, 2023.

[Official Seal]

NOTARY PUBLIC

My Commission expires: 11.28.27

JOHN SOUTH NOTARY PUBLIC WAKE COUNTY, NC

- CONSTRUCTION

BK 2330 PG 2185 DOC# 10073969

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, John South, a Notary Public for said County and State, certify that **Carmell Quinn Williams** before me this day and acknowledged the due execution of the foregoing instrument..

Witness my hand and official seal, this the 11 day of April, 2023.

[Official Seal]

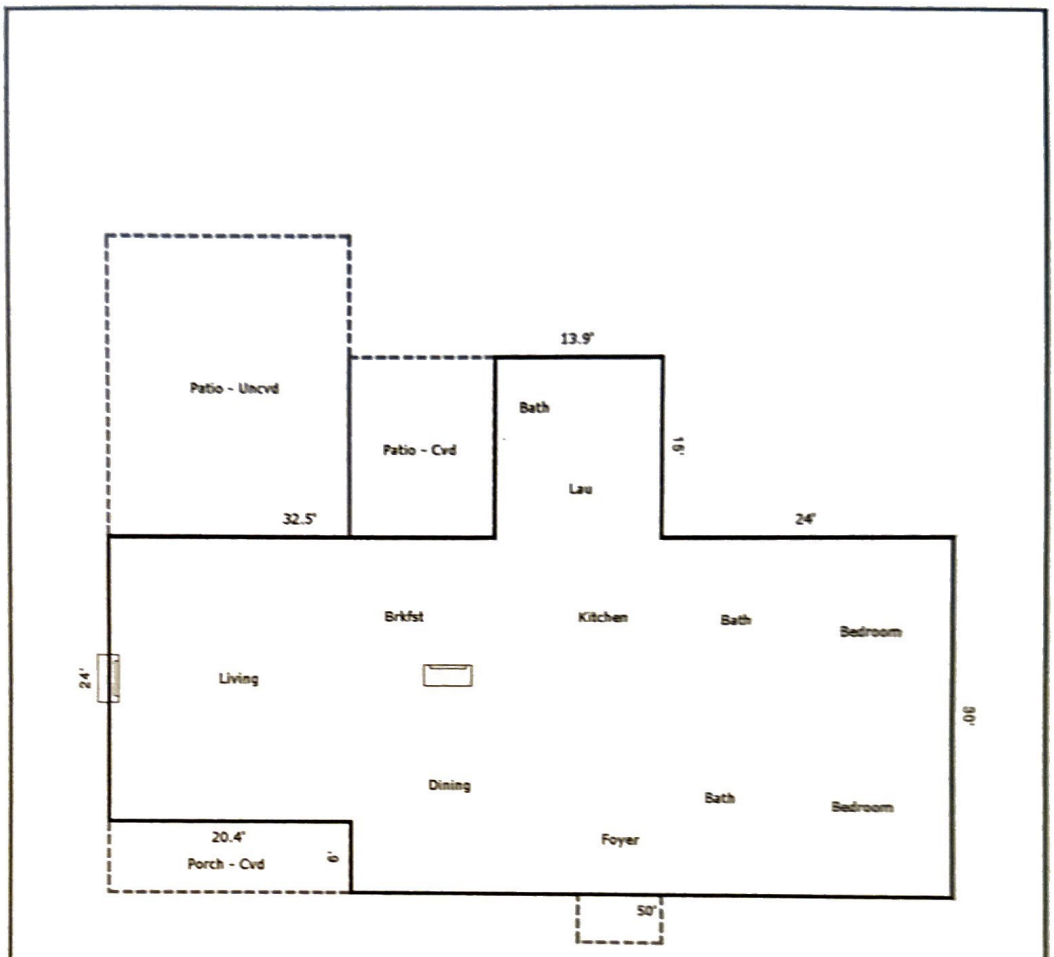
NOTARY PUBLIC

My Commission expires: 11.28.27

JOHN SOUTH NOTARY PUBLIC WAKE COUNTY, NC

Building Sketch

Borrower	AMANDA L. BYRD				
Property Address	1092 Perry Rd				
City	Zebulon	County	FRANKLIN	State	NC	Zip Code	27597
Lender/Client	NORTH STATE BANK				



TOTAL Sketch by a la mode, inc.

Area Calculations Summary

Living Area		Calculation Details
First Floor	2198.1 Sq ft	13.9 x 15 = 208.5 24 x 20.4 = 489.6 30 x 50 = 1500
Total Living Area (Rounded):	**2198 Sq ft**	
Non-Living Area		
Patio	183 Sq ft	15 x 12.2 = 183
Cvd Porch	122.4 Sq ft	20.4 x 6 = 122.4
Patio	507.5 Sq ft	25 x 20.3 = 507.5
Stoop	28 Sq ft	4 x 7 = 28