Type: CRP
Recorded: 07/22/2016 at 12:46:04 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2434 PG 181-182

This instrument drafted by: Michael P. Goudreault, Attorney-At-Law
After recording, mail to: Brawley & Harwell, P.A., 283 N. Main St. Mooresville, NC 28115
NO CLOSING HELD; NO TITLE OPINION RENDERED

NORTH CAROLINA

DEED OF EASEMENT FOR SEPTIC LINE

IREDELL COUNTY

THIS EASEMENT, made this 20 day of July, 2015, by and among **Craig G. Poppe** and **Christine A. Poppe,** ("Grantors"); whose address is: 170 Sagemore Rd., Mooresville, NC 28117 and **Mark E. Kenney** and **Vanessa A. Kenney,** ("Grantees") whose address is: 162 Sagemore Rd., Mooresville, NC 28117.

WITNESSETH:

THAT WHEREAS, the said Grantors are the owners of a certain lot of land on the Eastern side of Sagemore Rd., Davidson Township, County of Iredell, North Carolina, the same lot being conveyed to them by General Warranty Deed recorded in Book 2297, Page 2468 in the office of the Register of Deeds of Iredell County; and whereas, the said Grantees are the owners of a certain lot of land immediately South of and adjoining said land of Grantors; the same being the land conveyed to them by General Warranty Deed recorded in Book 1833, Page 295 in the office of the Register of Deeds of Iredell County; both are hereby referred to for greater certainty of description; and whereas, the said Grantees desire to improve a dwelling upon their said land and connect the same with the septic system on property owned by both and described in a General Warranty Deed recorded in Book 2349, Page 2134 in the office of the Register of Deeds of Iredell County; and whereas, it is necessary that in so doing they lay a pipeline for said septic line across said lands of the said Grantors.

NOW, THEREFORE, the said Grantors, for and in consideration of the sum of One Dollar and No/100 ($1.00), and other good and valuable consideration, to them in hand paid, do hereby grant, bargain, sell, and convey unto the said Grantees a perpetual right and easement to construct and maintain across and upon said land of Grantors an underground septic line extending from said land of Grantees to Sagemore Rd. and to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said septic line; provided, that said septic line shall be placed as near the southernmost boundary line of said Grantors as is reasonably possible, NOT TO EXCEED TWENTY FEET (20') from the southernmost boundary line of the Grantor, and said line being more particularly described as follows:

BEGINNING at an existing iron pin at the northeast corner of the lot of Mark E. Kenney and Vanessa A. Kenny (Deed Book 1833, Page 295), said point marking the edge of the right of way of Sagemore Road, thence continuing with the line of Kenney South 72-48 East 182.65 feet to an existing iron pin, corner with Kenney.

This line marking the border between Lots 16 and 17 in Section 14 of the LAKE NORMAN RECREATION LOTS as shown on a map thereof recorded in Map Book 13 at Page 22 in the Iredell County Registry.

R.O.T.C.

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