Type: CRP
Recorded: 07/22/2016 at 12:45:04 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 179-180

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 22 day of July, 2016, by and among **Mark E. Kenney and Vanessa A. Kenney,** ("Grantors") whose address is: 162 Sagemore Rd., Mooresville, NC 28117; and **Craig G. Poppe and Christine A. Poppe,** ("Grantees") whose address is: 170 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 1833 Page 295 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 North of and adjoining said land of Grantors; the same being the land conveyed to them by General Warranty Deed recorded in Book 2297 Page 2468 in the office of the Register of Deeds of Iredell County; both of said are hereby referred to for greater certainty of description; and whereas, the said Grantees desire to improve upon a dwelling upon their said land and connect the same with the septic system on property 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 northernmost boundary line of said Grantors as is reasonably possible, NOT TO EXCEED TWENTY FEET (20') from the northernmost boundary 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 Craig G. Poppe and Christine A. Poppe (Deed Book 2297, Page 2468), 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 Poppe.

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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Grantor hereby conveys to Grantee an easement area of twenty feet (20') from the above described line, and that in constructing and repairing said septic line the said Grantees agree to remove all surplus earth, make level the surface of the ground above said septic line, and interfere as little as is reasonably possible with any plants, fences, or other improvements upon the lands of the Grantors.

The parties additionally agree that any change in the location of the septic lines, after their original construction, must be by necessity only, and not simply for the convenience of the parties.

To have and to hold said right and easement to them the said Grantees and their successors in title; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the grantees and hereinabove referred to.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above-written.

_____(SEAL)
Mark E. Kenney

_____(SEAL)
Vanessa A. Kenney

NORTH CAROLINA, IREDELL COUNTY

I, Michael P. Goudreault, a Notary Public of Iredell County and State aforesaid, certify that MARK E. KENNEY and VANESSA A. KENNEY personally appeared before me this day acknowledging to me that they voluntarily signed the foregoing document for the purpose stated therein and that I have personal knowledge of their identity or was presented with satisfactory evidence of their identities.

MICHAEL P. GOUDREAULT NOTARY PUBLIC IREDELL COUNTY, N.C.

Witness my hand and official stamp or seal this 22nd day of July, 2016.

Michael P. Goudreault Notary Public
My Commission Expires: December 22, 2019