Type: CRP
Recorded: 06/04/2021 at 03:26:25 PM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Maureen P. Purcell Register of Deeds
BK 2819 PG 1913-1916

Prepared by Kirsten D. Crawford, Attorney at Law
North Carolina
Iredell County

NO TITLE OPINION RENDERED

EASEMENT FOR ENCROACHMENT

THIS EASEMENT made and entered into this 3rd day of June, 2021 by and between **Palmetto Bluff Company, LLC,** a Georgia limited liability company (successor by name change from Cresent Land and Timber Corp.to Crescent Communities, LLC.) hereinafter referred to as Grantor, and, Donald R. Cauble and wife, Tamela D. Cauble referred to as Grantee, of 144 Carlton Drive, Mooresville 28117, Iredell County, North Carolina.

WITNESSETH:

THAT WHEREAS, said Grantee is the owner of a tract of land located in Iredell County, and further described in Deed Book 2610 Page 1030, Iredell County Registry, being all of Lot 951 of CRESCENT LAND & TIMBER CORP, LAKE NORMAN LOTS as the same is shown on map thereof recorded in Map 18 at Page 28, Iredell County Registry in said deed, which deed is hereby referred to for a greater certainty of description;

WHEREAS the Grantor, is the owner of the adjoining right of way of the said land of the Grantee, and further described as Carlton Drive 60' Public Right of Way as shown in Plat Book 18 at Page 28, Iredell County Registry, which is hereby referred to for a greater certainty of description.

WHEREAS, part of the septic line installed on the property of the Grantee encroaches slightly on the property of Grantor, and Grantee has requested the Grantor to convey to Grantee an easement where the Sewage lines encroach, and the Grantor has agreed so to do;

NOW, THEREFORE, for and in consideration of the sum of One and No/100 Dollars ($1.00) to them in hand paid, and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby give, grant, and convey to the Grantee, their successors and assigns, the right and easement to encroach upon their property as described hereinabove, said encroachment more particularly described as follows:

R.O.T.C.

Page Count: 4
☐NS ☐PQ ☐SI

Being in the City of Mooresville, Iredell County, North Carolina:

BEGINNING at a iron pin in the common corner of Lot 950 and Lot 951 according to plat book 18, at page 28, Iredell County Registry; THENCE South 46 degrees 09 minutes 35 seconds West for a distance of 10.00 feet to a calculated point in right-of-way of Carlton Drive a private right-of-way; thence along a curve to the left having a radius of 262.16 feet and an arc length of 207.22 feet, being subtended by a chord of North 66 degrees 29 minutes 07 seconds West for a distance of 201.87 feet to a calculated point in right-of-way of Carlton Drive; Thence North 00 degrees 52 minutes 12 seconds East for a distance of 10.00 feet to a Iron Pin the common South corner of lots 953 and 951 of plat book 18, page 28, Iredell County Registry; Thence along a curve to the right having a radius of 272.16 feet and an arc length of 215.13 feet, being subtended by a chord of South 66 degrees 29 minutes 07 seconds East for a distance of 209.57 feet to the point and place of BEGINNING.
Said easement property contains 0.05 acres more or less.

TO HAVE AND TO HOLD this right and easement to them the said Grantee 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 Grantee and hereinabove referred to.

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

[SIGNATURE PAGES FOLLOWS]

GRANTOR:

Palmetto Bluff Company, LLC
a Georgia limited liability company

By: _____
Mark Polites, Chief Financial Officer

State of South Carolina
County or City of Beaufort

I, the undersigned Notary Public of the County or City of Beaufort and State aforesaid, certify that Mark Polites personally came before me this day and acknowledged that he is the CFO of PALMETTO BLUFF COMPANY, LLC, a Georgia Limited liability company, and that by authority duly given and as the act of such entity, he signed the foregoing instrument in its name on its behalf as its act. Witness my hand and Notarial stamp or seal, this 3 day of June, 2021.

My Commission Expires: July 21, 2026
(Affix Seal)

_____ Notary Public
Lori L Jesmer
Notary's Printed or Typed Name

Lori L Jesmer
Notary Public, State of South Carolina
My Commission Expires July 21, 2026

GRANTEE:

Donald R Cauble (SEAL)
Donald R. Cauble

Tamela D Cauble (SEAL)
Tamela D. Cauble

NOTARY PUBLIC SLAVICA POPOVIC Guilford County My Commission Expires April 6, 2024 NORTH CAROLINA

State of NC
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Kernersville and State aforesaid, certify that Donald R. Cauble personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 26 day of May, 2021.

My Commission Expires: 04/06/2024.
(Affix Seal)

Slavica Popovic
Notary Public
Notary's Printed or Typed Name

State of NC
County or City of Forsyth

I, the undersigned Notary Public of the County or City of Kernersville and State aforesaid, certify that Tamela D. Cauble personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 21 day of May, 2021.

My Commission Expires: 04/06/2024.
(Affix Seal)

Slavica Popovic
Notary Public
Notary's Printed or Typed Name