Type: CRP
Recorded: 12/30/2022 at 11:51:07 AM
Fee Amt: $26.00 Page 1 of 3
Revenue Tax: $0.00
Iredell County, NC
Renee L. Holland Register of Deeds
BK 2968 PG 77-79

Prepared by and return to: Bruce Kososki, Northlake Developers LLC
110 Nautical Point Court, Mooresville NC 28117

NORTH CAROLINA

DEED OF EASEMENT

IREDELL COUNTY

This Deed of Easement is made this 27th day of December, 2022, by and between Christoph Schell and wife, Astrid Schell, (hereinafter called "Grantor"), and Christoph Schell and wife, Astrid Schell, (hereinafter called "Grantee").

RECITALS:

Whereas, Grantors are the owner of a tract or parcel of land designated as Iredell County PIN 4639-23-1668.000 as recorded in deed book 2893, page 1490, known as Lot 6 Beacon Pointe Subdivision Phase III, in the office of the Iredell County Register of Deeds.

Whereas, Grantee desires to construct a single family home on the aforementioned parcel of land, and in order to comply with Iredell County Ordinances, the Grantee is in need of a recorded Deed of Easement, establishing that the septic easement drain field area on the tract designated as Lot #14 – 6A Beacon Pointe Subdivision Phase III as recorded at book 44 page 79 in the office of the Iredell County Register of Deeds is an appurtenance to the tract designated as Iredell County PIN 4639-23-1668.000

NOW, THEREFORE in consideration of the foregoing premises and the sum of $1.00, receipt of which is hereby acknowledged, the Grantor does hereby give, grant and convey unto the Grantee, his heirs and assigns, a perpetual right of way and easement described as follows:

BEING A PERMANENT AND PERPETUAL NON-EXCLUSIVE WASTEWATER EASEMENT CONSISTING OF SEPTIC SUPPLY LINE AND ACCESS EASEMENT FROM LOT 6, BEACON POINTE SUBDIVISION PHASE III TO LOT #14 – 6A BEACON POINTE, AS SHOWN ON PLAT OF SAID SUBDIVISION AS RECORDED AT BOOK 44, PAGE 79 IN THE OFFICE OF THE IREDELL COUNTY REGISTER OF DEEDS

THE AFORESAID EASEMENT SHALL BE APPURTENANT TO AND TRANSFER WITH SAID LOT 6 OF BEACON POINTE. THE SEPTIC LOT SHALL RUN WITH THE LAND, SHALL NOT BE AFFECTED BY CHANGE OF OWNERSHIP OR CONTROL AND SHALL TRANSFER WITH THE OWNERSHIP OF THE LOT IT IS APPURTENANT TO

THE ENTIRE WASTEWATER SEWAGE SYSTEM SHALL BE ON PROPERTY OWNED OR CONTROLLED BY THE PERSON OWNING OR CONTROLLING THE SYSTEM. THE NECESSARY EASEMENTS AND RIGHTS OF WAY TO THE SEPTIC LOTS ARE PROVIDED AND GRANTED PER THE PLAT RECORDED AT BOOK 44, PAGE 79. THERE IS FURTHER GRANTED TO THE LOT OWNER A RIGHT OF INGRESS AND EGRESS AS NEEDED FOR SYSTEM INSTALLATION, OPERATION, MAINTENANCE, MONITORING AND REPAIRS

Page Count: 3
☐NS ☐PQ ☐SI
ROTC

A MAP SHOWING THE ABOVE DESCRIBED PROPERTY IS RECORDED IN MAP PLAT 44, PAGE 79

THIS EASEMENT SHALL BE VALID FOR AS LONG AS THE WASTEWATER SYSTEM IS REQUIRED FOR THE FACILITY THAT IT IS DESIGNED TO SERVE

To have and to hold said rights and easements to the said Grantee and his heirs and assigns, it being agreed that the rights and easements hereby granted are appurtenant to and run with the tract designated at Iredell County PIN 4639-23-1668.000, and hereinabove referred to.

In Witness Whereof, the parties have hereunto caused this instrument to be duly executed, this 27th day of December, 2022.

_____ (SEAL)
Christoph Schell

_____ (SEAL)
Astrid Schell

STATE OF CALIFORNIA

COUNTY OF _____

I, a Notary Public of the County and Sate aforesaid, certify that Christoph Schell and wife Astrid Schell personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this _____th day of December, 2022.

I have seen satisfactory evidence of the principal's identity, by a current State or Federal Identification with the principal's photograph, in the form of a _____.

SEE ATTACHED
NOTARIAL CERTIFICATE

_____
Notary Public

My commission expires: _____

(Official Seal)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
County of SANTA CLARA)

On DECEMBER 27TH, 2022 before me, NINA RANDALL, NOTARY PUBLIC —,
Date *Here Insert Name and Title of the Officer*

personally appeared CHRISTOPH SCHELL AND ASTRID SCHELL —
Name(s) of Signer(s)

,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NINA RANDALL
Notary Public - California
Santa Clara County
Commission # 2305759
My Comm. Expires Oct 16, 2023

Signature Nina Randall
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: DEED OF EASEMENT
Document Date: _____ Number of Pages: 2
Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

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