NORTH CAROLINA

IREDELL COUNTY

DEED OF EASEMENT

This Deed of Easement, made this 6th day of February, 1996, by and between ERNEST H. RUNGE and wife, KATHLEEN A. RUNGE and L. J. JACKSON, by his Attorney In Fact, Kathleen A. Runge, and M.J. JACKSON, by her attorney in fact, Kathleen A. Runge, hereinafter collectively called the "Grantors"; and ERNEST H. RUNGE and wife, KATHLEEN A. RUNGE and L.J. JACKSON, hereinafter collectively called the "Grantees",

RECITALS:

1. The Grantors are the owners of a certain tract of land described in the Deed from Doris S. Hoover, Widow; Susan G. Hoover, divorced and not remarried; and Trudy H. Whitehurst and husband, Joseph D. Whitehurst to Ernest H. Runge and wife, Kathleen A. Runge and L. J. Jackson, dated February 18, 1993 and recorded in Deed Book 878, page 101, Iredell County Registry. The subject property has been subdivided into a platted subdivision known as " Pine Ridge Estates", with the plat being recorded in Plat Book 25, page 136 and 137, Iredell County Registry.

2. The Grantors are the owners of Lot No. 5 of "Pine Ridge Estates". Lot 5 requires an additional area for the drainage field of a septic system, in order to comply with the regulations of the Iredell County Health Department. The Grantees are the owners of Lot No. 6 of "Pine Ridge Estates", and the Grantees wish to convey an easement for a septic drain field over Lot No. 6, for the benefit of Lot No. 5.

3. M.J. Jackson, wife of L.J. Jackson, joins in this conveyance for the sole purpose of releasing any marital interest which she may have in the property.

NOW, THEREFORE, in consideration of the foregoing, and the sum of $1.00, receipt of which is hereby acknowledged, the Grantors do hereby grant and convey unto the Grantees a perpetual easement for the purposes of placing and maintaining a septic system drain field, over and upon the following described parcel of land.

BEGINNING at an iron pin in the southern line of R.F. Beatty, the northeastern corner of Lot 4 of PINE RIDGE ESTATES (Plat Book 25, pages 136 and 137) and the northwestern corner of Lot 6 of PINE RIDGE ESTATES, and running thence with the line of Beatty, South 85-05-46 East 185.97 feet to an iron pin; thence crossing Lot 6, South 5[illegible]-21 West 205.97 feet to a point in the line of Lot 5; thence with the line of Lot 5 and the line of Lot 4, North 09-14-47 West 145.00 feet to an iron pin in the line of Beatty, the point and place of beginning, containing 0.30 acre, more or less, with this description taken from a survey by Alfred E. Williams, dated May 19, 1995.

TO HAVE AND TO HOLD the aforesaid right and easement unto the Grantees, their heirs, successors and assigns forever; it being agreed that the right and easement hereby conveyed is appurtenant to and runs with the property of the Grantees, known as Lot No. 5 of "Pine Ridge Estates".

IN WITNESS WHEREOF the Grantors have hereunto set their hands and seals this the day and year first above written.

ERNEST H. RUNGE (SEAL)

KATHLEEN A. RUNGE (SEAL)

FILED
IREDELL COUNTY
96 FEB -7 PM 4:26
BRENDA D. BELL
REGISTER OF DEEDS