Type: CRP
Recorded: 04/01/2020 at 04:37:37 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2688 PG 7-8

North Carolina
Iredell County

NO TITLE OPINION RENDERED

This instrument was prepared by: David Benbow, Attorney at Law

DEED OF EASEMENT FOR SEPTIC LINES

THIS EASEMENT made and entered into this 1st day of April, 2020 by and between Danny William Gregg and wife, Jill Gregg, hereinafter referred to as Grantors and, Craig Liverman and wife, Jean S. Liverman, referred to as Grantees, all of Iredell County, North Carolina.

THAT WHEREAS, said Grantors own a certain tract of land located in Concord Township, Iredell County, and further described in Deed Book 2629, Page 21, Iredell County Registry, which deed is hereby referred to for a greater certainty of description; and whereas the Grantees own a certain other tract of land adjoining the said land of the Grantor, the same being the land conveyed to Grantees by Deed recorded January 31, 1990 in Deed Book 0798, Page 398, Iredell County Registry.

WHEREAS, said Grantees have an existing sewage system including a septic tank, drainage field, and a general area for repairs; whereas when it may be necessary for repairs, it is noticed that drainage lines, are on the property of the Grantors.

NOW, THEREFORE, said Grantors for and inconsideration for the sum of One Dollar, and other good and valuable consideration, to them paid in hand, do hereby grant, bargain, sell, and convey unto said Grantees a perpetual right and easement to maintain across and upon said land of the Grantors, underground septic drainage lines and a corresponding repair area. The easement being more particularly described as follows:

Being in Concord Township, Iredell County, North Carolina:

Beginning at the Northwest corner of Craig J. and Jean S. Liverman (Deed Book 798 page 398) of the Iredell County Registry and said beginning point being marked by an existing iron pin and being in the line of Danny William Gregg and Jill Gregg; and running thence with the line Gregg and Liverman South 83° 35 mins. 14 secs. East 60 feet; and running thence North 05° 34 mins. 35 secs. East 60 feet; and running thence with the line of Gregg South 83° 35 mins. 14 secs. East 60 feet to a point; and running thence with the line of Gregg South 05° 34 mins. 35 secs. West 60 feet; and running thence with the line of Gregg and Liverman North 83° 35 mins. 14 secs. West 60 feet to the point of beginning and being an Easement for existing septic drain lines. This Easement shall be for the benefit of Craig J. and Jean S. Liverman, their heirs and assigns, and shall only be for

R.O.T.C.

Page Count: 2

the purpose of the existing septic drain line to remain in place and to maintain and replace if necessary said drain lines.

The Grantees may go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining and repairing said septic system. That in constructing repairing said septic system said Grantees shall remove all surplus earth, make level the surface of the ground above said septic drain system and interfere as little as reasonably possible with any plants, fences or other improvements upon the land of the Grantors.

TO HAVE AND TO HOLD this right and easement to them the said Grantees Craig Liverman and wife, Jean S. Liverman.

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

Danny William Gregg (SEAL)
Danny William Gregg, Grantor

Jill Gregg (SEAL)
Jill Gregg, Grantor

North Carolina
Iredell County

I, a Notary Public of the County and State aforesaid, certify that Danny William Gregg personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 1st day of April, ~~2019.~~ 2020

James Albert Hiatt
Notary Public
James Albert Hiatt, Jr.

My Commission Expires: 1-20-2021

JAMES ALBERT HIATT, JR
Notary Public-North Carolina
COUNTY OF IREDELL
My Commission Expires January 20, 2021

North Carolina
Iredell County

I, a Notary Public of the County and State aforesaid, certify that Jill Gregg personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal this 1st day of April, 2020.

James Albert Hiatt
Notary Public
James Albert Hiatt, Jr.

My Commission Expires: 1-20-2021

JAMES ALBERT HIATT, JR
Notary Public-North Carolina
COUNTY OF IREDELL
My Commission Expires: January 20, 2021