Type: CONSOLIDATED REAL PROPERTY
Recorded: 11/18/2020 2:08:09 PM
Fee Amt: $26.00 Page 1 of 10
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds

BK 2755 PG 1574 - 1583

STATE OF NORTH CAROLINA

DECLARATION OF PERMANENT SEPTIC EASEMENT

COUNTY OF IREDELL

THIS DECLARATION OF PERMANENT SEPTIC EASEMENT (the "Declaration") is made this 16 day of November, 2020, by TRUE HOMES, LLC, a Delaware limited liability company, hereinafter referred to as (Declarant).

WITNESSETH:

WHEREAS, Declarant is the owner of Lots 58, 59, 60, 61, 62, 63, and 64 of The Landings Subdivision, Phase III, located in Iredell County, North Carolina, and more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (the "Property"); and

WHEREAS, in order to install, use, maintain and repair the septic system installed or to be installed on Lot 64, The Landings Subdivision, Phase III, Declarant has established that certain "Easement for Septic Drainfield" and "Septic Easement" more particularly described and shown on the easement maps attached hereto and incorporated herein as Exhibits B1-B6; and

WHEREAS, the purpose of this Declaration is to clearly define and establish the uses and purposes of the Easement.

NOW THEREFORE said DECLARANT desires to grant a non-exclusive, perpetual easement (the "Permanent Septic Easements"), which shall benefit Lot 64 in perpetuity, for the purpose of installation, construction, repair, replacement and maintenance of the septic field and repair area and septic access easement over, under and through Lots 58, 59, 60, 61, 62, and 63, as described as follows:

THAT PORTION of the Property labeled as "Easement for Septic Drainfield" (Lot 58) and "Septic Easement" (Lots 59-63), on the easement maps attached hereto as Exhibits B1-B6 and incorporated herein by reference as the "Permanent Septic Easements", said maps having been prepared by or for the DECLARANT.

Said Permanent Septic Easements shall run in perpetuity for the benefit of Lot 64, and shall provide for the right of ingress, egress, and regress over, under, through, and upon Lots 58, 59, 60, 61, 62, and 63 adjacent to or in the vicinity of the Permanent Septic Easement as may be necessary for the purposes of locating, laying, constructing, reconstructing, inspecting, operating, extending, repairing, maintaining, and otherwise keeping open and in good repair the septic system for which the Permanent Septic Easement is granted.

It is understood that no permanent structure of any kind shall be constructed over or across this Permanent Septic Easement. For purposes of this document, permanent structure includes, but is not limited to: storage

Submitted electronically by "Hankin & Pack, PLLC"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Iredell County Register of Deeds.

or out-buildings, garages, tennis courts, and swimming pools. Neither may water be ponded nor impounded over or across said Permanent Easement.

It is further understood that the Permanent Easement(s) granted herein may be utilized for intermittent construction activities, of the above referenced public project.

*******REMAINDER OF PAGE INTENTIONALLY LEFT BLANK*******

IN WITNESS WHEREOF, Declarant has caused this instrument to be executed as of this 16 day of November, 2020.

TRUE HOMES, LLC,
a Delaware limited liability company

By: D. Hope Bergamini

Name: D. Hope Bergamini

Title: Land Development Coordinator

STATE OF NORTH CAROLINA

COUNTY OF UNION

I, Paula J. Roth, a Notary Public, do hereby certify that D. Hope Bergamini, Land Development Coordinator of True Homes, LLC, a Delaware limited liability company personally came before me this day and acknowledged execution of the foregoing instrument in the capacity indicated.

WITNESS my hand and official stamp or seal this 16th day of November 2020.

Paula J. Roth
Notary Public
My commission expires: 11-6-2022

PAULA J. ROTH
NOTARY
My Comm. Exp.
11/6/2022
PUBLIC
UNION COUNTY, NC

EXHIBIT "A"

Being all of Lots 58, 59, 60, 61, 62, 63, and 64, The Landings Subdivision, Phase III, as shown on plat recorded in Plat Book 38, Page 119, Iredell County Registry.

Lot 58:
Property Address: 116 Dublin Court, Statesville, NC 28677
Parcel ID: 4713877253.000

Lot 59:
Property Address: 120 Dublin Court, Statesville, NC 28677
Parcel ID: 4713876188.000

Lot 60:
Property Address: 124 Dublin Court, Statesville, NC 28677
Parcel ID: 4713876045.000

Lot 61:
Property Address: 128 Dublin Court, Statesville, NC 28677
Parcel ID: 4713866925.000

Lot 62:
Property Address: 132 Dublin Court, Statesville, NC 28677
Parcel ID: 4713866805.000

Lot 63:
Property Address: 136 Dublin Court, Statesville, NC 28677
Parcel ID: 4713865795.000

Lot 64:
Property Address: 140 Dublin Court, Statesville, NC 28677
Parcel ID: 4713865675.000

"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANYAPPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."

EXHIBIT B-1

