Doc ID: 009618470003 Type: CRP
Recorded: 09/28/2005 at 02:29:28 PM
Fee Amt: $20.00 Page 1 of 3
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1685 PG 152-154

3

This instrument drafted by: J. Brantley Ostwalt, Jr., Attorney at Law

After Recording mail to: Kimberly Dawn Menster – 981 Perth Road
Troutman, NC 28166

NORTH CAROLINA }
}
IREDELL COUNTY }

DEED OF SEPTIC EASEMENT

THIS DEED OF SEPTIC EASEMENT, made and entered into this 19TH day of September, 2005 by and between **WILLIAM F. MENSTER and wife, FAYE MENSTER,** of Iredell County, North Carolina, party of the first part (hereinafter referred to as "Grantor"); and **KIMBERLY DAWN MENSTER,** of Iredell County, North Carolina, party of the second part (hereinafter referred to as "Grantee");

WITNESSETH

THAT WHEREAS, Grantor is the owner of a tract of land located in Fallstown Township, Iredell County, North Carolina, more particularly described by deed recorded in Deed Book 637, Page 502 of the Iredell County Registry which adjoins certain land owned by Grantee more particularly described by deed recorded in Deed Book 1429, Page 333; and,

WHEREAS, Grantee is currently constructing a home on her property and,

WHEREAS, Grantee's home is located on the property recorded in Deed Book 1429, Page 333 and she is desirous of obtaining a Septic Easement on the property

owned by William F. Menster and Faye Menster and more particularly described as follows:

BEGINNING AT AN EXISTING IRON PIN, THE NORTHEAST CORNER OF KIMBERLY DAWN MENSTER (SEE DEED BOOK 1429, PAGE 333, IREDELL COUNTY REGISTRY) THENCE A NEW LINE NORTH 87 DEG. 56 MIN. 08 SEC. EAST 150.00 FEET TO AN IRON PIN SET, A NEW CORNER; THENCE A NEW LINE SOUTH 01 DEG. 41 MIN. 45 SEC. EAST 182.53 FEET TO AN IRON PIN SET; A NEW CORNER; THENCE A NEW LINE SOUTH 87 DEG. 59 MIN. 43 SEC. WEST 150.0 FEET TO AN EXISTING IRON PIN, MENSTER'S SOUTHEAST CORNER; THENCE WITH MENSTER'S LINE NORTH 01 DEG. 41 MIN. 44 SEC. WEST 182.37 FEET TO THE BEGINNING, CONTAINING 0.628 ACRES, MORE OR LESS, ALL ACCORDING TO A SURVEY PREPARED BY JOSEPH W. RAYMER, PLS, DATED AUGUST 9, 2005.

WHEREAS, Grantor and Grantee mutually desire to allow the Grantee continuous use of the Septic Easement as described above.

WHEREAS, Grantee has agreed to be responsible for the cost of upkeep for said Septic Easement.

NOW THEREFORE, Grantors for valuable consideration the receipt of which is hereby acknowledged do hereby grant, bargain and convey unto the Grantee, his successors and assigns, a perpetual right and easement, across the land of Grantors as set forth above for the purpose of a Septic Easement.

TO HAVE AND TO HOLD, said Septic Easement thereunto belonging to Grantee, her successors and assigns as such, it being agreed that the right of access as established herein runs with the land of the Grantors and Grantee as set forth hereinabove.

The Grantors covenant herein that they are seized of the premises in fee simple, have the right to convey said Septic Easement, that the title is marketable and free of all encumbrances, and that the Grantors will warrant and defend the title against the lawful claims of all persons except for the exceptions hereinabove stated.

IN TESTIMONY WHEREOF, Grantors have executed this instrument on the day and year first above-written.

William F Menster (SEAL)
WILLIAM F. MENSTER (Grantor)

Faye Menster (SEAL)
FAYE MENSTER (Grantor)

North Carolina

Iredell County

I, Debra Fox Tucker, Notary Public of said County, do hereby certify that WILLIAM F. MENSTER and FAYE MENSTER, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and official seal, this the 22nd day of September, 2005.

Debra Fox Tucker (SEAL)

(*Notary*)

My Commission Expires: 6/29/2008

DEBRA FOX TUCKER NOTARY PUBLIC IREDELL COUNTY, N.C.

NORTH CAROLINA
IREDELL COUNTY

THE CERTIFICATE OF: Debra Fox Tucker

IS CERTIFIED TO BE CORRECT.

BRENDA B. BELL, REGISTER OF DEEDS
BY: Shirita A Campbell
ASST./DEPUTY

COPY

This instrument drafted by: J. Brantley Ostwalt, Jr., Attorney at Law

After Recording mail to: Kimberly Dawn Menster - 981 Perth Road
Troutman, NC 28166

NORTH CAROLINA }
}
IREDELL COUNTY }

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W I T N E S S E T H

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IN TESTIMONY WHEREOF, Grantors have executed this instrument on the day and year first above-written.

William F Menster (SEAL)
WILLIAM F. MENSTER (Grantor)

Faye Menster (SEAL)
FAYE MENSTER (Grantor)

North Carolina

Iredell County

I, Debra Fox Tucker, Notary Public of said County, do hereby certify that WILLIAM F. MENSTER and FAYE MENSTER, Grantors, personally appeared before me this day and acknowledged the due execution of the foregoing deed.

Witness my hand and official seal, this the 22nd day of September, 2005.

Debra Fox Tucker (SEAL)

(*Notary*)

My Commission Expires: 6/29/2008