Type: CRP
Recorded: 08/15/2017 at 01:18:40 PM
Fee Amt: $26.00 Page 1 of 5
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2506 PG 1595-1599

STATE OF NORTH CAROLINA

COUNTY OF IREDELL

SEPTIC SYSTEM EASEMENT AGREEMENT

This EASEMENT made this 15 day of August, 2017, by and between

GRANTOR	GRANTEE
Travis W Foster 135 Stillwater Rd. Troutman, NC 28166	Travis W Foster 135 Stillwater Rd. Troutman, NC 28166

Enter in appropriate block for each party: name, address, and, if appropriate, character or entity, e.g., corporation or partnership.

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee an easement as hereinafter described, to run with the land upon that certain lot or parcel of land owned by Grantor and located in the city of Troutman, Fallstown Township, Iredell County, North Carolina, and more particularly described as follows:

This instrument was prepared by: Toney C Jacobs, LLS

Mail after recording to: Toney C Jacobs
168 Broadhill Dr
Mooresville, NC 28117

Iredell Tax Parcel No. 4741332080 as shown on a page of the County Tax Map attached hereto as Exhibit A

Lot 1 Block NA of NA recorded In Map Book 67 Page 17 (if applicable)

See the plat attached hereto as Exhibit B and the parcel shown thereon identified with Grantor's name for the legal description of Grantor's parcel and of the Septic System Easement Area located thereon, said parcel labeled threon and hereinafter referred to as the "Easement Parcel."

Grantor hereby imposes said easement for the benefit of Grantee as the present owner and for

ROTC

the benefit of future owners of the following lot or parcel of land, situated in the City of Troutman, Fallstown Township, Iredell County, North Carolina, and more particularly described as follows:

Iredell Tax Parcel No. 4741332080 as shown on a page of the County Tax Map attached hereto as Exhibit A

Lot 2 Block NA of NA recorded

In Map Book 67 Page 17 (if applicable)

See the plat attached hereto as Exhibit B and the parcel shown thereon identified with Grantee's name for the legal description of Grantee's parcel, said parcel labeled thereon and hereinafter referred to as the "Benefited Parcel."

Said Easement shall enable the Grantee to place, if, as and when needed, such need to be determined by the Grantee in his sole discretion, a septic tank and drain field or portions thereof, upon the Septic System Easement Area on the Easement Parcel and to inspect, maintain, repair and replace components of said septic system at any time and from time to time. If the Easement Area also includes a connector strip for ingress and egress, Grantee shall have the right to use said connector strip for access as needed. *This Easement may not be altered, amended or cancelled without the express written permission of the Iredell County Health Department, which written permission must be part of any document recorded to alter, amend or cancel this Easement.* This Easement shall automatically expire, however, should Grantee ever hook up the structure located or to be located on the Benefited Parcel to a public or community sanitary sewage system but shall otherwise be perpetual.

Grantor acknowledges that the Septic Tank System Easement Area cannot be used and will not be used for any of the following activities or in any of the following ways:

- Grading or filling
- Parking or driving heavy equipment in the area or in any other way compacting the soil in the Area
- Excavating soil from the Area
- Placing footings or foundations or engaging in any other construction activity in the Area
- Placing in-ground or above-ground swimming pools in the Area
- Placing irrigation systems in the Area
- Placing underground utility lines or cables in the Area
- Planting trees or gardens in the Area
- Removing any large trees in the Area unless dead or diseased
- Using the Area for the burial of stumps, trash, or any other type of construction material
- Using the Area for gravesites
- Diverting the natural flow of water onto the Area by way of drainage ditches or diversion ditches or using the Area to receive water from any gutter or downspout discharges

IN WITNESS WHEREOF, the Grantor and Grantee have hereunto set their hands and seals, or if corporate, have caused this instrument to be signed in their corporate names by their duly authorized officers and their seals to be hereunto affixed by authority of their Boards of Directors, the day and year first above written.

GRANTOR

_____ _____ (SEAL)
(Corporate Name)

BY: Travis Windel Foster _____ (SEAL)
_____ President

ATTEST: _____ (SEAL)

_____ _____ (SEAL)
_____ Secretary (Corporate Seal)

SEAL-STAMP

KURT ENGELHARDT
My Commission Expires
NOTARY PUBLIC
04-24-19
IREDELL COUNTY, NC

North Carolina, Iredell County

I, Kurt Engelhardt, a Notary Public of the County and State aforesaid, certify that Travis Windel Foster Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 15 day of August, 2017.

My Commission Expires: 04/24/2019 _____
(Notary Public)

SEAL-STAMP

North Carolina, _____ County

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged the ___he is _____ Secretary of _____, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by _____ as its _____ Secretary. WITNESS my hand and official stamp or seal, this _____ day of _____, 20_____.

My Commission Expires: 04/24/2019 _____
(Notary Public)

GRANTEE

_____ _____ (SEAL)
(Corporate Name)

BY: Travis Windel Foster _____ (SEAL)
_____ President

ATTEST: _____ (SEAL)

_____ _____ (SEAL)
_____ Secretary (Corporate Seal)

SEAL-STAMP

KURT ENGELHARDT
My Commission Expires
NOTARY
PUBLIC
04-24-19
IREDELL COUNTY, NC

North Carolina, Iredell County

I, Kurt Engelhardt, a Notary Public of the County and State aforesaid, certify that Travis Windel Foster Grantee, personally appeared before me this day and acknowledged the execution of the foregoing instrument. WITNESS my hand and official stamp or seal, this 15 day of August, 20 17.

My Commission Expires: 04/24/2019 _____
(Notary Public)

SEAL-STAMP

North Carolina, _____ County

I, _____, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged the ___he is _____ Secretary of _____, a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal, and attested by _____ as its _____ Secretary. WITNESS my hand and official stamp or seal, this _____ day of _____, 20_____.



My Commission Expires: 04/24/2019

(Notary Public)

Approval by the Iredell County Health Department does not certify or extend to matters of title. The purchaser of property subject to or affected by this easement is responsible for ascertaining all matters affecting the validity and enforceability of this instrument.