Doc ID: 010557800002 Type: CRP
Recorded: 05/15/2007 at 10:28:42 AM
Fee Amt: $17.00 Page 1 of 2
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1849 PG 1771-1772

2

Prepared by: L. Ragan Dudley, Attorney at Law
316 E Broad Street, Statesville, NC 28677

NORTH CAROLINA)
)
IREDELL COUNTY)

DEED OF EASEMENT

THIS DEED OF EASEMENT, made this 15th day of May, 2007, by and between Peggy Ann C. Krider and husband, William Scott Krider (hereinafter referred to as "Grantors") and Peggy Ann C. Krider and husband, William Scott Krider, (hereinafter referred to as "Grantees") whose address is 683 Tomlin Mill Road, Statesville, NC 28625

W I T N E S S E T H

WHEREAS, said Grantors are the owners of a certain lot of land located at 131 Critter Lane, Statesville, NC 28625, the same being the land conveyed to them by Fred C. Chuch and Sue C. Davidson, as Co-Executers under the Last Will and Testament of Edna Mae Padgett Church by deed recorded in Book 730, Page 924, in the Office of the Register of Deeds of Iredell County; and

WHEREAS, said Grantees desire to erect a dwelling upon their said land and to connect the same with general sewage system; and

WHEREAS, it is necessary that in so doing they create a sewer easement along the southern boundary line of Grantors for said sewer across the land of said Grantors;

NOW, THEREFORE, said Grantors for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to them in hand paid do hereby grant, bargain, sell and convey unto the said Grantees a perpetual right and easement to construct and maintain across and upon said land of Grantors an underground sewer line, and to go upon said lands whenever the same is reasonably necessary for the purpose of inspecting, maintaining and repairing said sewer line provided that said sewer easement shall be located as near the southern boundary line of said Grantors as is reasonably possible, and is more particularly described as follows: A distance of ten feet North along the Southern boundary of the tract of land described in Deed Book 603, Page 120 and described as running North 85° 41' 57" East 202.48 feet; That and the uses being granted and shall include ingress and egress, system installation, operation, maintenance, monitoring, and repairs.

TO HAVE AND TO HOLD said right and easement to them the said Grantees and their successors in title forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by Grantees and hereinabove referred to and runs with the land and is not affected by change of ownership or control, and is valid for as long as the wastewater system is required.

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

Peggy C. Krider (SEAL)
Peggy Ann C. Krider

William Scott Krider (SEAL)
William Scott Krider

* *

NORTH CAROLINA - IREDELL COUNTY

Before me, a Notary Public for the County and State aforesaid, this date personally appeared Peggy Ann C. Krider and husband, William Scott Krider who acknowledged execution of the foregoing instrument/pleading for the purposes therein expressed.

WITNESS my hand and Notarial Seal on this the 15 day of May, 2007.

My Commission expires:
Jan. 06 2008

Notary Public

IREDELL COUNTY, NC NOTARY PUBLIC TANDRA D. WILKINSON