Type: CRP
Recorded: 07/20/2020 at 12:52:42 PM
Fee Amt: $26.00 Page 1 of 2
Revenue Tax: $0.00
Iredell County, NC
Ronald N. Wyatt Register of Deeds
BK 2716 PG 677-678

This instrument was prepared by: J Stanley, PO Box 2091, Cornelius, NC 28031

NORTH CAROLINA)
)
COUNTY OF IREDELL)

NITRIFICATION EASEMENT

THIS EASEMENT, made and entered into this 20th day of July, 2020, by and between **Granite Ferry, Inc.**, a North Carolina Corporation, hereinafter referred to as the "**Grantor**" and **Granite Ferry, Inc.**, a North Carolina Corporation, hereinafter referred to as the "**Grantee**";

WITNESSETH:

THAT WHEREAS, Grantor has interest to an "11' Septic Supply Line Easement" as shown on that certain plat entitled "Record Plat of Hidden Creek, Phase 1 and revision to Triplett Estates, Phase 1" as recorded in Book 55, Page 138, Iredell County Registry; and Grantor has interest to an "11' Septic Supply Line Easement" as shown on that certain plat entitled "Record Plat of Hidden Creek, Phase 1, Map 2" as recorded in Book 57, Page 9, Iredell County Registry (hereinafter "Supply Line Easement"); and

WHEREAS, R & S Holding Group, LLC, a North Carolina Limited Liability Company (hereinafter "R&S"), created the Supply Line Easement and recorded a Nitrification Easement over said easement as recorded in Book 2684, Page 1092, Iredell County Registry. R&S granted to Grantor the rights to said easement as recorded in Book 2706, Page 1065, Iredell County Registry.; and

WHEREAS, Grantor owns lots 9, 10, 3 SFE 49, 3 SFE 50, 4 SFE 9 and 4 SFE 10 as shown on that certain plat recorded in Book 63, Page 57, Iredell County Registry; and

WHEREAS, Grantor owns lots 49 and 50 as shown on that certain plat recorded in Plat Book 63 at Page 106 in the Iredell County, North Carolina; and

WHEREAS, Grantor intends to create an easement over the Supply Line Easement and lots 3 SFE 49, 3 SFE 49, 4 SFE 9 and 4 SFE 10 as offsite septic systems as herein contemplated for the benefit of other lots; and

NOW, THEREFORE, in consideration of TEN AND 00/100 ($10.00) DOLLARS to it in hand paid, Grantors do hereby convey unto Grantees, its successors and assigns, a perpetual easement over the property hereinafter described subject to the provisions hereinafter set forth for the purpose of installing a nitrification field or other drainage system or supply lines or absorption systems for sewage disposal, together with the right of way and easement at any time for Grantees, its heirs, successors and assigns, to enter on said tract with equipment and/or personnel to

perform necessary installation, operation, monitoring, ingress or egress, removal, maintenance, replacement or repairs to said system. Persons or firms exercising the easement herein contained shall proceed expeditiously with completion of any maintenance or installation to avoid unnecessary inconvenience to Grantors, and the persons or firms exercising said easement shall repair all damage caused to the said property immediately. It is further understood that all nitrification fields or other installation placed on said property under this easement will be placed underground and in such a manner that the installation will not interfere with the operations of the Grantors. The property over which this easement is granted is more particularly described as follows:

1. Grantor grant to Grantor, and such successors and assigns who hold interest in lot 9, a perpetual easement over all that certain tract of land designated as lot 4 SFE 9 and a non-exclusive perpetual easement over those areas of the Supply Line Easement between lot 9 and lot 4 SFE 9.

2. Grantor grants to Grantor, and such successors and assigns who hold interest in lot 10, a perpetual easement over all that certain tract of land designated as lot 4 SFE 10 and a non-exclusive perpetual easement over those areas of the Supply Line Easement between lot 10 and lot 4 SFE 10.

3. Grantor grants to Grantor, and such successors and assigns who hold interest in lot 49, a perpetual easement over all that certain tract of land designated as lot 3 SFE 49 and a non-exclusive perpetual easement over those areas of the Supply Line Easement between lot 49 and lot 3 SFE 49.

4. Grantor grants to Grantor, and such successors and assigns who hold interest in lot 50, a perpetual easement over all that certain tract of land designated as lot 3 SFE 50 and a non-exclusive perpetual easement over those areas of the Supply Line Easement between lot 50 and lot 3 SFE 50.

TO HAVE AND TO HOLD said right and easement to it, the said Grantees, its successors in title, heirs and assigns, it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by Grantee and hereinafter referred to.

IN WITNESS WHEREOF, the said Grantors has hereunto set its hand and seal, the day and year first above written.

Granite Ferry, Inc.

BY: _____ (SEAL)
NAME: Michael Ryan
TITLE: President

North Carolina
County of Mecklenburg

I certify that the following person(s) personally appeared before me this day, and; each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated above.

Witness my hand and official seal, this the 20th day of July, 2020.

(Official Seal)

HARRY E LONDON
NOTARY
PUBLIC
MECKLENBURG COUNTY, NC

Harry E. London
Official Signature of Notary

Harry E. London Notary Public
Notary's printed or type name

My commission expires: 03-05-2023