Type: CRP
Recorded: 09/05/2013 at 10:37:42.AM
Fee Amt: $26.00 Page 1 of 4
Revenue Tax: $0.00
Iredell County, NC
Matthew J. McCall Register of Deeds
BK 2263 PG 2354-2357

EASEMENT AND RIGHT OF WAY AGAREEMENT

Made this 5 day of September, 2013, by and between Virginia Ingle the owner Of the property located in the County of Iredell, in the State of North Carolina herein after referred to As the "GRANTOR " and Marlene Ihrie, herein after referred to as the "GRANTEE"

WITHNESSETH:

That in consideration of the sum of ___One dollar_____to the Grantor and I hand paid by the Grantee, the receipt and sufficiency of which are hereby acknowledged by both parties, the said Grantor does hereby grant and convey unto the Grantee, its heirs and assigns, the easement and right of way herein after described for the installation, construction, maintenance, repair, operation, removal and inspection of a sewer service connection within said easement and right -of-way across the property known as 628 Cool Spring Road described in deed dated 18th of June 2013 more specifically known as (see surveyor attachment A) recorded among the Land Records of Iredell county BK 2249 PG 957-960 NC, to serve improvements on property known as 644 Cool Spring Road and more particularly described in deed dated 11 November, 1994 recorded among the Land Records of Iredell County BK 933 PG 1944, together with the right of ingress and egress along and over the said easement right-of-way in connection with, purpose related thereto, the said right-of-way and easement being described in exhibit "A" and depicted in exhibit "B" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said easement and right-of-way for a SEWER service connection, above described and depicted and hereby intended to be granted and conveyed, together with the rights, privileges, appurtenances, and advantages thereto belonging or appertaining, unto for the life of the system of the dwelling that it is designed to serve, Grantee, its heirs, successors and assigns as follows:

AND the Grantor, for tis heirs, successors and assigns, covenants and agrees with the GRANTEE, its heirs, successors and assigns as follows:

FIRST: the Grantor will not erect nor permit to be erected any building or structure of any nature whatsoever within the above described easement and right-of-way, nor fill or excavate within the said right-of-way without the consent of the Grantee,

SECOND: that the Grantee, its heirs, successors and assigns shall at all times have the right of ingress and egress over said easement and right-of-way for the purpose of installing, constructing. Reconstructing, maintaining, repairing, operating, removing and inspecting SEWER service connection within the said easement and right-of-way, said ingress and egress to be along the line herein designated.

THIRD: that the Grantor will warrant specially said easement and right-of-way and will execute further assurances thereof as may be requisite:

R.O.T.C.

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