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Fee Amt: $20.00 Page 1 of 3
Excise Tax: $0.00
Iredell County, NC
Brenda D. Bell Register of Deeds
BK 1552 PG 2435-2437

Drawn by: Alan G. Carpenter, Attorney

NORTH CAROLINA

IREDELL COUNTY

DEED OF EASEMENT

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This Deed of Easement, made this 20th day of May, 2004, by and between AUDREY JANE RUSSELL, hereinafter called the "Grantor," and AUDREY JANE RUSSELL, hereinafter called the "Grantee,"

129 English Nest Dr. M-Ville NC 28115

(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 the context.)

WITNESSETH:

That, whereas, the Grantee Audrey Jane Russell is the owner of a certain tract of land located in Turnersburg Township, Iredell County, consisting of 0.550 acre, more or less, and described in the deed to Audrey Jane Russell, recorded in Deed Book 1543, page 980, Iredell County Registry; and

Whereas, the Grantor Audrey Jane Russell is the owner of an adjoining tract of land, consisting of 1.508 acres, more or less, which is a portion of the property described in Deed Book 1537, page 894, Iredell County Registry; and

Whereas, the 0.550 acre is in need of an easement over a portion of the 1.508 acre tract for the purposes of installation and operation of a wastewater sewage system; and

Whereas, Audrey Jane Russell wishes to enter into this deed of easement for the purpose of establishing the required easement area;

NOW, THEREFORE, in consideration of the foregoing premises, the Grantor does hereby grant and convey unto the Grantee a perpetual easement over and upon a strip of land located on the 1.508 acre tract, which strip of land is ten (10) feet in width,

with the eastern boundary of the easement area being the line described as follows:

BEGINNING at an iron pin set in the northern line of William E. Ketchie (Book 939, page 287), the southwestern corner of the 0.550 acre tract as described in Deed Book 1543, page 980, and running thence from the point and beginning and with the western line of the 0.550 acre tract, North 15-34-33 West 264.76 feet at an iron pin set in the southern margin of Garden Valley Road, with this description taken from a survey by Gerald V. Grant, dated April 5, 2004.

The easement herein established shall be an appurtenance to the 0.550 acre tract, and shall run with land by whomsoever owned. In addition to the right of ingress and egress over the affected land, the holder of the easement shall have the perpetual right to install, operate, maintain, monitor and repair the wastewater sewage system which is being constructed for the benefit of the 0.550 acre tract. This deed is made for the purpose of complying with Iredell County zoning, planning. and public health ordinances.

To have and to hold the said rights and easements unto her the Grantee, her heirs, successors and assigns forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the 0.550 acre tract of land now owned by the Grantee.

IN WITNESS WHEREOF, the Grantor has hereunto set her hand and seal, the day and year first above written.

Audrey Jane Russell (SEAL)
Audrey Jane Russell

NORTH CAROLINA
IREDELL COUNTY

I, a Notary Public of Iredell County and State aforesaid, certify that Audrey Jane Russell personally came before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 25 day of May, 2004.

Bethany J. Stacy
Notary Public

My Commission Expires: 02/24/2008
(Official Seal)