

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/23/2026 1:18:03 PM
Fee Amt: \$26.00 Page 1 of 7
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2061 PG 138 - 144

Prepared by/Return to:
Mann, McGibney & Jordan, PLLC 3710 University Drive, Suite 140, Durham, NC 27707

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

EASEMENT FOR CROSS ACCESS, EGRESS AND INGRESS

This EASEMENT made and entered into this 17 day of Feb, 2026
by Zeb W. Overton, Jr. and Tara G Overton, a married couple, Wendy O. Cantliffe and
Jonathan M. Cantliffe, a married couple, Rodney N. Overton and Jody Overton, a married
couple, and Patrick T. Overton and Temple Overton, a married couple, (hereinafter
referred to as Grantors), and Zeb W. Overton, Jr. and Tara G Overton, a married couple,
Wendy O. Cantliffe and Jonathan M. Cantliffe, a married couple, Rodney N. Overton and
Jody Overton, a married couple, and Patrick T. Overton and Temple Overton, (hereinafter
collectively referred to as Grantees).

WITNESSETH:

WHEREAS, Grantors the owner of a certain parcel of land described as follows:

Being all of Tract 1, containing 4.36 acres, as shown on that plat recorded in Plat Book
53, Page 79, Granville County Registry.

THAT WHEREAS, Grantees are the owner of a certain parcel or parcels of land
adjoining the property of Grantors, described as follows:

BEING all of Tract 2B, consisting of 29.21 acres, as shown on plat thereof recorded in
Map Book 53, Page 79, Granville County Registry.

WHEREAS, Grantor has created a 25' Access Easement as shown on that survey
titled "Property of and Exempt Plat for Tract 1 – Zeb W. Overton, Jr., Wendy O.
Cantliffe, Rodney N. Overton, Patrick T. Overton, Tract 2B – Leonard M. Overton
Heirs" dated 1/14/2026 by Ben L. Bryan, P.A. (Attached as Exhibit A) for the benefit of
Grantees; and

WHEREAS, the parties wish to document their understanding regarding these roads.

NOW THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Grantors hereby grants to Grantees, their heirs successors and assigns a perpetual easement for ingress and egress across the 25' Access Easement, as shown on the attached Exhibit A, for Grantees to access S.R. 1133 known as Belltown Road.
2. Nothing in this Agreement shall prevent either party from relocating any road on their own property so long as said relocation does not interfere with the access of the other to their lands.
3. Nothing in this Agreement shall require either party to maintain the roads on their own lands or on the lands of the other to meet the needs of the other for ingress and egress.
4. Each party shall be permitted to maintain the roads on their own lands and on the lands of the other at their sole discretion at their own expense.

Said easements shall be appurtenant to and shall run with the land.

[SIGNATURES ATTACHED]

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Zeb W. Overton, Jr.


Tara G. Overton

STATE OF North Carolina
COUNTY OF Wake

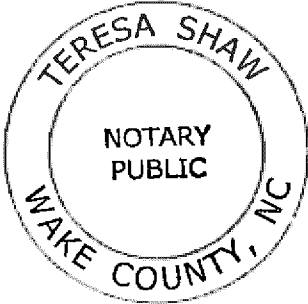
I, Teresa Shaw, Notary Public, do hereby certify that Zeb W. Overton, Jr. and Tara Ng Overton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 17 day of February, 2026

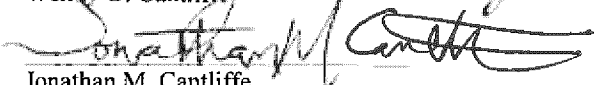


Official Signature of Notary
Printed or typed name of Notary

Teresa Shaw
My Commission Expires:
July 22, 2029



IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.


Wendy O. Cantliffe

Jonathan M. Cantliffe

STATE OF Connecticut ss Berlin
COUNTY OF Hartford

I, Kathryn J. Wall, Notary Public, do hereby certify that Wendy O. Cantliffe and Jonathan M. Cantliffe personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 13 day of February, 2020



Official Signature of Notary
Printed or typed name of Notary

My Commission Expires: **KATHRYN J. WALL**
NOTARY PUBLIC
MY COMMISSION EXPIRES FEB. 29, 2028

IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.



Rodney N. Overton


Jody Overton

STATE OF NC
COUNTY OF Franklin

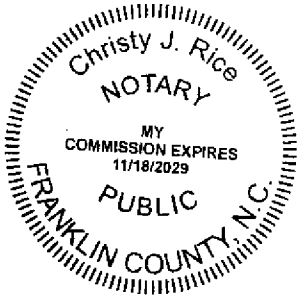
I, CHRISTY J. RICE, Notary Public, do hereby certify that Rodney N. Overton and Jody Overton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this 14 day of February, 2020.

Christy J. Rice

Official Signature of Notary
Printed or typed name of Notary

My Commission Expires:
11-18-2029
Christy J. Rice



IN WITNESS WHEREOF, the Grantor has hereunto set his hand, or if corporate, has caused this to be signed in its corporate name by its duly authorized officers by authority of its Board of Directors, the day and year first above written.

Patrick T. Overton

Patrick T. Overton

Temple Overton

Temple Overton

STATE OF *NC*
COUNTY OF *Wake*

I, *Daniel R. Dziuban*, Notary Public, do hereby certify that Patrick T. Overton and Temple Overton personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal this *12* day of *February*, 20*16*.

Daniel R. Dziuban

Official Signature of Notary

Printed or typed name of Notary

My Commission Expires: *3-23-2028*

Daniel R. Dziuban
NOTARY PUBLIC
Durham County
North Carolina
My Commission Expires March 23, 2028

AUKE

Abstract

Death

2020-2021

1

North Carolina Data

Discharge	20.77
	48.33
	54.00
	57.97
	43.57
	51.96
	52.96
	38.76

1156 - 60° RMW

N.C. Grid North
(NAD83)

VICINITY MAP
NOT TO SCALE

LEGEND

— EIP - Existing Iron Pin
— IP3 - Iron Pin Set
— EN - Existing Nail
— CP - Corrupted Point

NOTE: The purpose of this map is to create a new 25' Access Easement on the western edge of Tract 1. No field work performed. (See M.B. 53-79 for survey)

Positional Accuracy Certification

Information was used to perform the survey.

(3) Type of GPS field procedure: RTK Network

(b) Deductive: MADES (NERS 2011)

(b) Combined City Factor: 0.000002710000

I. Bojarski L. Etyka, Profesjonalny Ląd Sam

TO THE CHAIRMAN OF THE SUBCOMMITTEE.

1, Benjamin L. Bryan, cert. den.

from information and prediction horizon; that the ratio of prediction or

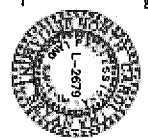
bioassays were prepared in accordance with NIOSH 47-20 bioassay protocol.

Tuesday of January, 2020.

William D. Jones
Professional Land Surveyor (A-2078)

Ben L. Bryan, P.A.(C-810)

4017 U.S. HWY 16 30
OXFORD, N.C. 27566
PH: 918-482-0447
Email: blippe@uncol.net



Tract 2B - Leonard M. Overton Heirs

Tract 1 - Zeb W. Overton, Jr.

Wendy O. Cantiliffe
Dedham, MA, United States

Patrick T. Overton

—Leonard M. Overton

Fishing Creek Township - Granville County - North Carolina
Date: January 14, 2026 - Scale: 1" = 200' - File No.: 202410

Recorded, Granville County Registry, Book _____, Page _____