



Doc ID: 004031960005 Type: CRP
Recorded: 07/30/2026 at 08:50:23 AM
Fee Amt: \$26.00 Page 1 of 5
Granville County, NC
Kathy M. Taylor Reg of Deeds

BK 2082 PG 298-302

Prepared By & Mail After Recording to:

**Ronald J Antonelli
8801 Fast Park Drive Ste 301
Raleigh, NC 27617**

RECIPROCAL DECLARATION OF EASEMENT: Dated July ____ 2026

GRANTORS:

**KENNY S. KARNS AND WIFE, SUSAN L. KARNS
3518 E. Thollie Green Road
Stem, NC 27581**

GRANTEES:

**JASON LINDSEY (UNMARRIED)
3516 E. Thollie Green Road
Stem, NC 27581**

Prepared By & Mail After Recording to:
Ronald J Antonelli (Without benefit of title search)
101 Cosgrove Avenue, Ste 240
Chapel Hill, NC 27514

STATE OF NORTH CAROLINA

DECLARATION OF EASEMENT
FOR SHARED WELL

COUNTY OF GRANVILLE

This Declaration of Easement made and entered into this 29 day of July 2026 by **Kenny S. Karns and Wife, Susan L. Karns** (hereinafter referred to collectively as "Grantor" or "KARNS) Owner of an Easement for exclusive use of a Well on a Tract of Real Property described herein, subject to the conditions and limitations set forth herein, and by **JASON LINDSEY** (hereinafter referred to as "LINDSEY") Owner of a Tract of Real Property described herein, subject to the conditions and limitations set forth herein

WITNESSETH:

WHEREAS, **KARNS** is the owner of certain property located in Granville County, State of North Carolina, having a street address of 3518 East Thollie Road, Stem, NC 27581, said property being more particularly described as:

BEING all of Lot 1, containing 1.10 acres more or less, according to a plat thereof Dated November 29, 2021, entitled Property of and Recombination Survey for Kenny Karns and Susan Karns of record in the Office of the Register of Deeds of Granville County, North Carolina in Plat Book 50, Page 188 to which reference is hereby made for a more particular description of same.

In addition, Grantors sold that parcel of real property described below and reserved unto themselves a 25-foot access easement along the Northern property line of Lot 1 as recorded in Plat Book 23 at Page 45, and said easement begins at a power pole on East Thollie Green Road and extends 25-feet from the joint boundary of Lot 1 with property now or formerly belonging to Melvin Boyd, 487.67 feet to an iron pin, the northwestern corner of Lot 2.

This tract is described in a Deed recorded in Book 1822, Page 486, Granville County Register of deeds which is incorporated herein by reference. (hereinafter called the "Tract 1").

WHEREAS, **LINDSEY** is the owner of certain property located in Granville County, State of North Carolina, that directly abuts Tract 1, and having a street address of 3516 East Thollie Road, Ste, NC 27581, said property being more particularly described as:

BEING all of Lot 2 containing 4.99 acres as shown on a map and survey entitled "Property of and Recombination Survey for Kenny Karns and Susan Karns" prepared by Ben L. Bryan and dated November 29, 2021, and said map and survey being recorded at Map Book 50, Page 188 in the Office of the Register of Deeds of Granville County, North Carolina to which reference is made for a more particular description of the same.

The Grantors expressly reserve unto themselves and their successors in interest a 25-foot access easement along the Northern property line of Lot 2 and running to Lot 1 as shown on the map and survey recorded at Map Book 50, Page 188, Granville County Registry; that said easement is shown on said map and survey and called Postal Lane.

The Grantors expressly reserve unto themselves a 10 foot Access Maintenance easement to obtain water from the well located on the parcel of land herein conveyed to the lot owned by the Grantors and being Lot 1 on the map and survey recorded at Map Book 50, Page 188, Granville County Registry, and to maintain an electric pump in or near said well, to maintain an underground pipe for the conveyance of said water, and to maintain electric wires to said pump, to go upon said easement whenever the same is reasonably necessary for the purpose of inspecting, maintaining, and repairing said pump, pipeline, and electric wires; that the Grantors herein shall be responsible for all repairs to the pumps and holding tank.

This being the same tract or parcel of land conveyed by Ronald Gene Lawrence to Kenny Karns and wife, Susan Karns by warranty deed dated February 2, 2021 and being recorded at Book 1822, 486, Granville County Registry, which is incorporated by reference herein.

(hereinafter called "Tract 2").

WHEREAS, Tract 1 and Tract 2 have a shared Boundary Line separating the two tracts, and in addition, there is a Well located on Tract 2 which is used solely by Tract 1; and,

WHEREAS, Lindsey and desires that he, and all future owners, their successors and assigns or bona fide purchasers for value of Tract 2 be authorized and permitted to use the Well along with the Owners of Tract 1, Karns, and their successors and assigns, in perpetuity, under the terms and conditions of this Easement; and,

WHEREAS, the survey that is attached hereto as Exhibit C, shows the shared lot boundary separating Tract 1 and Tract 2, along with the location of the Well, and said survey is incorporated herein by reference as if fully set forth herein verbatim; and,

WHEREAS, it is the desire of parties to record this Declaration of Easement authorizing that Karns retain the current easement to use the Well located on Tract 2, with no changes to their rights of use, but also that Lindsey be granted an Easement to also use the Well under a shared use arrangement, without impairment of the easement benefitting Tract 1.

This Easement shall not authorize or permit Lindsey, his successors or assigns to enter upon Tract 1 nor to affect or impair the water lines used to access the Well by the owners of Tract 1, their successors or assigns.

This Easement shall require that Lindsey, his successors or assigns shall be jointly responsible for maintaining the Well, including but not limited to the costs for repair thereof, general maintenance and repairs and operational expenses of the Well. It is understood and agreed that the Well previously only served Tract 1, and that it is the sole source of potable water for Tract 1, and should the Well "run dry," defined as having insufficient water to provide drinking water and potable water to cook, for baths or to generally perform household tasks, such as doing laundry, home cleaning, landscape maintenance or similar customary water uses, that

Karns and Lindsey, their successors in interest or assigns, shall be responsible for re-drilling, moving or extending the depth of the Well to reach sufficient water supply for the use by Tract 1 and Tract 2.

This Easement shall continue in full force and effect to benefit Tract 2 until such time as Tract 2 re-establishes a separate water supply solely serving Tract 2, and at such time, this Easement shall terminate. The terms of this Easement shall not require that Lindsey re-establish separate water services to benefit Tract 2, unless and until such time as the Well no longer produces sufficient water to maintain a potable water supply for the occupants of Tract 1, and in that event, exclusive water services shall be re-established for both lots, and this Easement shall terminate as to it benefitting Tract 2, and the original Easement solely serving Tract 1 shall remain in full force and effect.

THEREFORE, This Easement shall remain valid and enforceable by any bona fide purchaser for value or successor in interest to Tract 1 and Tract 2.

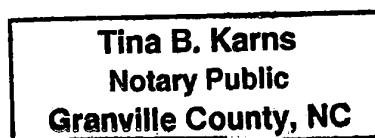
IN WITNESS WHEREOF, the undersigned, being the Parties herein, have hereunto set their hand and seal this the 29 day of July 2026

Susan L. Karns (SEAL)
Susan L. Karns

STATE OF NORTH CAROLINA COUNTY OF Granville
I, Tina B Karns, a Notary Public for the State of North
Carolina, Granville County, personally appeared before me:
Susan L. Karns

who hereby executed the foregoing instrument for the purposes stated therein, in the capacity indicated, on this 29 day of July 2026.

Tina B Karns
Notary Public
My Commission Expires: 12-11-30

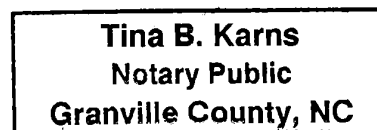


Kenny S. Karns (SEAL)
Kenny S. Karns

STATE OF NORTH CAROLINA COUNTY OF Granville
I, Tina B Karns, a Notary Public for the State of North
Carolina, Granville County, personally appeared before me:
Kenny S. Karns

who hereby executed the foregoing instrument, on this 29 day of July 2026.

Tina B Karns
Notary Public
My Commission Expires: 12-11-30



Jason Lindsey (SEAL)
Jason Lindsey

STATE OF NORTH CAROLINA

COUNTY OF Granville

I, Julie Dawn McFalls, a Notary Public for the State of North Carolina, Granville County, personally appeared before me:

Jason Lindsey

who hereby executed the foregoing instrument for the purposes stated therein, in the capacity indicated, on this 29 day of July 2026.

Julie Dawn McFalls
Notary Public

My Commission Expires: 9/3/2030

