

311



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Recorded: 11/21/2024 at 03:00:55 PM
Fee Amt: \$26.00 Page 1 of 3
Revenue Tax: \$0.00
Nash County North Carolina
Sandra D. Davis Register of Deeds

BK **3382** PG **311-313**

PREPARED BY AND RETURN TO: Hamrick & Galanis, PLLC
7417 Knightdale Blvd., Ste. 103
Knightdale, NC 27545

NORTH CAROLINA

NASH COUNTY

DEED OF EASEMENT

This deed of easement made this 18 day of November, 2024 by **Judy Bonita S. Driver** (hereinafter "Grantee") and **Sunflower Realty, LLC** (hereinafter "Declarant");

WITNESSETH:

Whereas, Declarant is the owner of certain tracts of land which are more particularly described in deed recorded in Book 1135, Page 764, Nash County Registry; and,

Whereas, the Declarant has agreed to grant to Grantee, his/her heirs, successors, and assigns a perpetual easement of ingress, egress and regress, over and to a certain portion of the land as depicted in deed recorded in Book 3354, Page 164 as is hereinafter described.

NOW, THEREFORE, for and in consideration of the premises and other good and valuable consideration, the Declarant does hereby grant, bargain and convey unto the Grantee and his/her heirs and assigns a perpetual right and easement of ingress, egress and regress over and to the lands of the Declarant, said easement being more particularly described as follows:

BEING that certain 0.33 acres labeled as "0.33 Acres Shared Driveway Easement" as is shown on map recorded in Book of Maps 45, Page 325, Nash County Registry.

TO HAVE AND TO HOLD said access easement thereunto belonging to the Grantee and his/her heirs and assigns as such, it being agreed that the right of easement of ingress, egress and regress as established herein shall run with the lands of the Grantee as set out hereinabove.

IN TESTIMONY WHEREOF, the Grantee has executed this deed of easement, as of the day and year first above written.

Judy Bonita S. Driver (Seal)
Judy Bonita S. Driver

STATE OF NORTH CAROLINA
COUNTY OF Nash

I, the undersigned Notary Public for Nash County and State, do hereby certify that **Judy Bonita S. Driver** personally appeared before me this day and acknowledged the due execution of the foregoing document.

18th WITNESS my hand and official stamp or seal this day of November 2024.

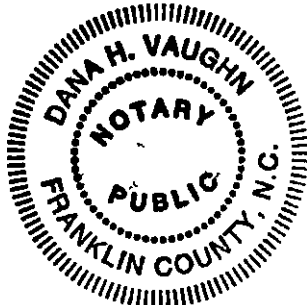
My Commission Expires: 8.17.2028 Tammy Richardson
NOTARY PUBLIC

TAMMY RICHARDSON
Notary Public, North Carolina
Nash County
My Commission Expires
August 17, 2028

IN TESTIMONY WHEREOF, the Declarant has executed this deed of easement, as of the day and year first above written.

Sharon Baldwin (SEAL)
Sharon Baldwin, Member/Manger of Sunflower Realty, LLC

STATE OF NORTH CAROLINA
COUNTY OF Wake



I, Dana H. Vaughn the undersigned Notary Public for Franklin County and State, do hereby certify that Sharon Baldwin personally appeared before me this day and that she as Member/Manager of Sunflower Realty, LLC acknowledged the due execution of the foregoing document.

WITNESS my hand and official stamp or seal this 19 day of November 2024,

My Commission Expires: 4-15-27 Dana H. Vaughn
NOTARY PUBLIC