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Fee Amt: \$26.00 Page 1 of 3  
Pamlico, NC  
Lynn H. Lewis Register of Deeds  
BK **673** PG **381-383**

*Delamar*  
RETURNED TO:

DATE RETURNED: *12/31/20*

Drafted by/return to: Delamar & Delamar, PLLC, Attorneys at Law, 408 Main Street, P.O. Box 411, Bayboro, NC 28515

NORTH CAROLINA

DEED OF EASEMENT

PAMLICO COUNTY

THIS DEED OF EASEMENT, made and entered into this 15<sup>th</sup> day of ~~November~~ <sup>December</sup> 2020, by and between **NC Country Land, LLC, a North Carolina limited liability company** (hereinafter referred to as "Party of the First Part") and **River Run at Broad Creek Homeowners Association, Inc. and The Additions, River Run at Broad Creek Homeowners Association, Inc.** (hereinafter referred to as "Parties of the Second Part");

WITNESSETH:

THAT WHEREAS, the Party of the First Part is the owner of real property located in Pamlico County, North Carolina, and more particularly described as follows:

**Parcel 3 as shown on the plat recorded in Plat Cabinet B, Slide 3-15, Pamlico County Registry.**

AND, WHEREAS, the Party of the First Part desires to grant an easement to the Party of the Second Part for the use of said lot for boat trailer, boat and recreational vehicle storage;

NOW, THEREFORE, the Party of the First Part, for good and valuable consideration, the receipt of which is hereby acknowledged, and in order to make of record an appurtenant easement, does grant and convey unto the Party of the Second Part, its successors and assigns the real property described as follows:

**That area shown as "Boat Storage Area" on Parcel 3 as shown on the plat recorded in Plat Cabinet B, Slide 3-15, Pamlico County Registry.**

The foregoing grant is subject to the following purposes and terms:

1. This Easement is granted for the purpose of allowing the owners of lots in River Run Subdivision (Phases I through V) to store boats, boat trailers and recreational vehicles (RVs) on said property.
2. Each lot owner may store up to a total of two of the following items on said lot: RVs, boats and boat trailers on said lot.
3. Space is not guaranteed, but shall be allocated to the lot owners on a first-come, first-serve basis.
4. The Party of the First Part or its successor in interest and the Parties of the Second Part may make rules regarding the use of said Easement.
5. The use of said Easement is non-exclusive. The Party of the First Part and its successors and/or assigns, may grant easements for the use of the Property to third parties.
6. Access to the Easement area shall be via that 50' easement area shown on the plat recorded in Plat Cabinet B, Slide 3-15, Pamlico County Registry.
7. The Parties of the Second Part shall be responsible for maintenance of the Easement area.

The Party of the First Part makes no further grants, rights, warranties or easements by this instrument.

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NC COUNTRY LAND, LLC

BY: [Signature]  
Joe Shipbaugh, Member/Manager

mecklenburg county, North Carolina

I certify that the following person(s) personally appeared before me this day, acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: *Joe Shipbaugh, Member/Manager of NC Country Land, LLC.*

Date: December 15, 2020

[Signature]  
Official Signature of Notary  
Notary Public

Alexandra Cantagallo  
Notary Public Printed Name

Alexandra Cantagallo  
NOTARY PUBLIC  
Mecklenburg County, NC  
My Commission Expires March 12, 2023

My commission expires: march 12, 2023