

NORTH CAROLINA

DEED OF EASEMENT

CRAVEN COUNTY

THIS DEED OF EASEMENT, made and entered into this the 17 day of March, 2025, by and between Stephen Allen Sanders and spouse, Isabelle West Sanders, hereinafter referred to as Grantor and Matthew Bland, whose address is 2100 Jonestown Rd., Dover, Ne 28526, hereinafter referred to as Grantee;

WITNESSETH:

Whereas, Grantee is the owner of real property located to the south of property owned by the Grantor which real property is described by deed recorded in Book 1005, Page 629, Craven County Registry.

Now therefore, the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, have and by these presents does grant, bargain, and convey unto the Grantee, a 30 foot nonexclusive, perpetual right-of-way and easement for ingress, egress and regress and for the installation and maintenance of utilities from the Grantee's property referenced above to N.C.S.R. 1274 (Richardson Road), which said easement is shown and delineated as "New/Proposed 30' Ingress - Egress Easement" and "Existing 30' Ingress - Egress Easement 15" Each Side (Deed Book 1044, Page 132)" on the Easement Survey for Matthew Bland, by Terry K. Wheeler, PLS, which survey is attached hereto as Exhibit A and incorporated herein by reference.

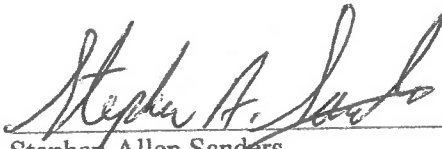
TO HAVE AND TO HOLD the said easement thereunto belonging to the Grantee, her successors and assigns forever.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee

simple, has the right to convey said easement, that title is marketable and free and clear of all encumbrances, except all encumbrances or restrictions mentioned above, and that Grantor will warrant and defend the title against the lawful claims of all persons whatsoever.


The designation Grantor and Grantee as used herein shall include all parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

IN WITNESS WHEREOF, the Grantor has executed this form in such form as to be binding. this the day and year first above written.


 (SEAL)
Stephen Allen Sanders

 (SEAL)
Isabelle West Sanders

STATE OF NORTH CAROLINA
COUNTY OF CRAVEN

I, , a Notary Public of the aforesaid County and State, do hereby certify that Stephen Allen Sanders and Isabelle West Sanders personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness by hand and official seal, this the 17 day of March 2025.


Notary Public

My Commission Expires

2-6-28