

Easement
BK 935 PG 860

CHATHAM COUNTY NC

07/11/97

\$60.00



Real Estate
Excise Tax

05788

\$60.00 Rev.

Prepared by: Burnace M. Hancock, Jr., Attorney at Law, P. O. Box 592, Siler City, North Carolina 27344

Please return to: Mr. Keith Douglas Reives, 1250 Gees Grove Road, Siler City, North Carolina 27344

JUL 11 3 45 PM '97
FILED
DEBRA C. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC

NORTH CAROLINA

CHATHAM COUNTY

WARRANTY DEED

OK
TAX
OFFICE

BOOK 724 PAGE 826

THIS DEED, made this 1st day of July, 1997, by CORA E. HANCOCK (Widow) of Siler City, North Carolina, party of the first part, to KEITH DOUGLAS REIVES and wife, BRENDA ALSTON REIVES, of 1250 Gees Grove Road, Siler City, North Carolina 27344, parties of the second part;

W I T N E S S E T H:

THAT the said party of the first part, for and in consideration of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS to her paid by the said parties of the second part, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does hereby grant, bargain, sell and convey to the said parties of the second part, their heirs and assigns, in fee simple those two certain lots or parcels of land in Matthews Township, Chatham County, North Carolina more particularly identified and described as follows:

FIRST PARCEL: All of that certain lot or parcel of land shown and designated as Parcel "I", containing 5.947 acres, more or less, on that plat entitled "Survey for R. G. Hancock Heirs" (the survey upon which same is based having been conducted August 24, 1985), prepared by Rufus L. Johnson, Registered Land Surveyor, and recorded in Plat Cabinet A, Slide No. 490, in the Office of the Register of Deeds of Chatham County, North Carolina, to which said plat reference is hereby made for greater certainty of description of said property, SAVE AND EXCEPT THEREFROM, HOWEVER, that 2.36 acres of the eastern portion of which was sold and conveyed to Debbie Darlene Brewer by deed dated December 10, 1991, and recorded in Book 584, Page 97, Chatham County Registry, and is shown and designated as Lot I-1 on that plat thereof entitled "Survey for Debbie D. Brewer", dated November 30, 1991, prepared by Rufus L. Johnson, Registered Land Surveyor, and recorded as Plat Slide No. 91-405 in the Office of the Register of Deeds of Chatham County, North Carolina, to which said plat reference is hereby made for greater certainty of description of the property so saved and excepted from the above described Parcel "I".

SECOND PARCEL: All of that certain lot or parcel of land shown and designated as Lot "S", containing 14.96 acres, more or less, on that plat entitled "Survey for Estate of R. G. Hancock", dated May 12, 1992, prepared by Rufus L. Johnson, Registered Land Surveyor, and recorded as Plat Slide No. 92-223 in the Office of the Register of Deeds of Chatham County, North Carolina, to which said plat reference is hereby made for a more complete and detailed description of said property.

Both of the above described parcels of land are located about 3 miles south of Siler City on the east side of State Road No. 1176 (locally known as Old U. S. Highway No. 421), and are a part of that land acquired by the now late R. G. Hancock from J. B. Brown, Sr., et al, by deed dated July 23, 1943, and recorded in Book JH, Page 415, Chatham County Registry. Upon the said R. G. Hancock's death

September 1, 1973, title to the subject property passed to his wife, Cora E. Hancock, and three children (sons, Robert G. Hancock and Jack R. Hancock, and daughter, now Doris H. Allen) under and pursuant to the terms of his will duly probated and filed of record in the Office of the Clerk of Superior Court of Chatham County, North Carolina September 5, 1973 (File No. 73-E-108). The said Cora E. Hancock then subsequently acquired the interest of her aforesaid children in said property by deed (the First Parcel of the Eleventh Tract therein, and the second of the two lots referred to in, and included as a part of, the Third Parcel of the aforesaid Eleventh Tract therein) dated July 7, 1992, and recorded in Book 600, Page 432, Chatham County Registry.

The 3.587-acre lot or parcel of land (Parcel "1" less Lot I-1) referred to and described as "First Parcel" hereinabove does not meet the applicable subdivision regulations for approval as a separate lot for building purposes and has not been so approved, but is approved for recording purposes only.

TO HAVE AND TO HOLD the aforesaid lots or parcels of land and all privileges and appurtenances thereunto belonging to the said parties of the second part and their heirs and assigns in fee simple forever.

AND the said party of the first part covenants that she is seized of said premises in fee and has the right to convey the same in fee simple; that the same are free and clear from all encumbrances except as set forth hereinbelow; and that she will warrant and defend the title to the same against the claims of all persons whomsoever except for the following liens, encumbrances, and other exceptions to title to which this conveyance is hereby expressly made subject:

- (1) All such road, public utility, and similar easements or rights-of-way, if any, as may serve, cross, encroach upon, or otherwise affect either or both of the parcels of land herein granted or any part thereof,
- (2) All building restrictions or limitations on the above described "First Parcel" noted both hereinabove and on that plat recorded as Plat Slide No. 91-405, Chatham County Registry, in reference thereto,
- (3) All such zoning ordinances and similar regulations, if any, as may apply to the subject property and in any way restrict or limit its use or otherwise affect same, and
- (4) 1997 Chatham County ad valorem property taxes on said property, the payment of which shall be prorated by and between the parties hereto in accordance with long established and generally accepted local practice or custom with respect to or in connection with such transactions.

IN WITNESS WHEREOF, the said party of the first part has hereunto set her hand and seal, this the day and year first above written.

Cora E. Hancock
CORA E. HANCOCK (Widow)

(SEAL)

NORTH CAROLINA
CHATHAM COUNTY

BOOK 724 PAGE 828

I, Burnace M. Hancock, Jr., a Notary Public of Chatham County, North Carolina, do hereby certify that Cora E. Hancock (Widow) personally appeared before me this day and acknowledged the due execution of the foregoing deed of conveyance.

Witness my hand and notarial seal, this the 1st day of July, 1997.



Burnace M. Hancock, Jr.
Notary Public

My commission expires: September 8, 1999

NORTH CAROLINA, CHATHAM COUNTY

The foregoing Certificate(s) of BURNACE M. HANCOCK, JR., Notary(ies) Public,

is(are) certified to be correct. This instrument was presented for registration at 3:45 o'clock P.M. on

July 11, 1997, and recorded in Book 724, Page 826.

Reba G. Thomas, REGISTER OF DEEDS FOR CHATHAM COUNTY

By Jeva A. Reynolds Assistant - Register of Deeds

Drawn by or under the direction of Smith Anderson
Blount Dorsett Mitchell & Jernigan LLP (STP)
NORTH CAROLINA

007262

BOOK 935 PAGE 860

CHATHAM COUNTY

THIS EASEMENT made this 4th day of April, 2002, from KEITH D. REIVES and wife, BRENDA K. REIVES, hereinafter referred to as GRANTOR (whether one or more), to CAROLINA POWER & LIGHT COMPANY, a North Carolina public service corporation, hereinafter referred to as CP&L;

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto CP&L, its successors and assigns, the right, privilege, and easement to go in and upon the land of GRANTOR situated in Mathews Township of said County and State, described as follows: 12.96 acres more or less, being the land described in a deed from Cora E. Hancock, widow, to Keith D. Reives and wife, Brenda K. Reives dated July 11, 1997 and recorded in Deed Book 724, Page 826, Chatham County registry. LESS AND EXCEPT any prior out-conveyances, and to construct, maintain, and operate electric and/or communication facilities thereon consisting of poles, cables, wires, guys, anchors, underground conduits, and other pertinent facilities within an easement area thirty (30) feet wide, with the right to do all things necessary, including, but not being limited to, the right: (a) to enter said easement area at all times over the adjacent land to inspect, repair, maintain, and alter said facilities; (b) to keep said easement area cleared of trees, shrubs, undergrowth, buildings, structures, and obstructions; (c) to trim or cut any tree adjacent to said easement area that may, in the opinion of CP&L, endanger the overhead facilities or hinder the maintenance, operation, and use of the same; and (d) to install, at angle points of the overhead facilities, guy wires and anchors outside of said easement area. The center line of the facilities shall be the center line of said easement area. CP&L shall not install facilities outside of said easement area without obtaining another EASEMENT, except for those facilities that may be installed as set forth in Item (d) above.

TO HAVE AND TO HOLD said rights, privilege, and easement unto CP&L, its successors and assigns, forever. IN WITNESS WHEREOF, this EASEMENT has been executed under seal by GRANTOR, as of the date first above written.

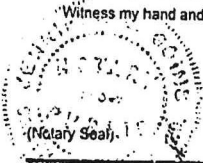
Witnesses:
Kathy Foushee
Heather Culberson

Keith D. Reives (SEAL)
KEITH D. REIVES
Brenda K. Reives (SEAL)
BRENDA K. REIVES

(SEAL)

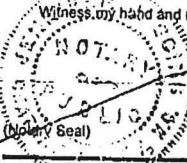
(SEAL)

NORTH CAROLINA, CHATHAM COUNTY
I, JENNIFER J. GOINS, a Notary Public of CHATHAM County, North Carolina, certify that KEITH D. REIVES + BRENDA REIVES personally appeared before me this day and acknowledged the due execution of the foregoing EASEMENT.



Jennifer J. Goins Notary Public
My commission expires: March 16, 2004

NORTH CAROLINA, CHATHAM COUNTY
I, JENNIFER J. GOINS, a Notary Public of CHATHAM County, North Carolina, certify that KATHY FOUSHEE + HEATHER CULBERSON personally appeared before me this day, and being duly sworn, stated that, in his/her presence KEITH D. REIVES + BRENDA REIVES acknowledged the due execution of the foregoing EASEMENT.



Jennifer J. Goins Notary Public
My commission expires: March 16, 2004

2002 MAY 31
FILED
REBA G. THOMAS
REGISTER OF DEEDS
CHATHAM COUNTY, NC

The foregoing certificate of _____ is certified to be correct. This EASEMENT and this certificate are duly registered at the date and time and in the book and page shown on the first page hereof.

NORTH CAROLINA, CHATHAM COUNTY
The foregoing Certificate(s) of Jennifer J. Goins, Notary(ies) _____ County
Public is (are) certified to be correct. This instrument was presented for registration at 9:41 o'clock _____ Deputy/Assistant
A.M., on May 31, 2002, and recorded in Book 935 Page 860.
By Vicky F. Scott
REBA G. THOMAS, Assistant - Register of Deeds
REGISTER OF DEEDS FOR CHATHAM COUNTY