

FILED Sep 11, 2020
AT 08:42:33 am
BOOK 04047
START PAGE 0719
END PAGE 0722
INSTRUMENT # 16945
EXCISE TAX (None)
BF

Revenue Stamps: \$_____.00
Part of Parcel ID: 152901, 152900
Part of GPIN No: 8894653704, 8894652569

Prepared by: _____
Return to: **CALL CUSTOMER FOR PICK UP**

Alamance County
North Carolina

DEED OF EASEMENT

This DEED OF EASEMENT made and entered into this the 10th day of September, 2020, by and between L & E Enterprises I LLP, of 1843 NC Hwy 49, Burlington, NC 27217 (hereinafter referred to as the "Grantors") and the City of Graham, a municipal corporation, with a mailing address of Post Office Drawer 357, Graham, NC 27253 (hereinafter referred to as the "Grantee").

Grantor is the Owner of a certain tract of land, Tract One comprising approximately 1.319 acres, which is designated as PIN #8894653704 and Tract Two comprising approximately 1.907 acres, which is designated as PIN #8894652569 by the Alamance County Revenue Department and is more particularly described in the deed recorded in Deed Book 2295, Page 46, Alamance County Registry (hereinafter "Grantor's Lands"), and Grantor has agreed to convey to Grantee the real property interests described below on the terms hereinafter set out.

Sanitary Sewer Easement

For and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged and accepted, Grantors do hereby give, grant, and convey unto the Grantee, its successors and assigns, a non-exclusive perpetual easement for sanitary sewer, as shown on Exhibit A, which is referred to and incorporated herein by reference, with the right of ingress and egress on, over, and across Grantor's Lands to construct, repair, maintain, inspect, operate, replace, enlarge, and protect the sanitary sewer line and pipes, and for any purpose reasonably necessary for the proper and adequate functioning of the sanitary sewer system, on the property located in Alamance County, North Carolina, as more particularly described as follows:

See attached Exhibit A, which is referred to and incorporated herein by reference.

4/26

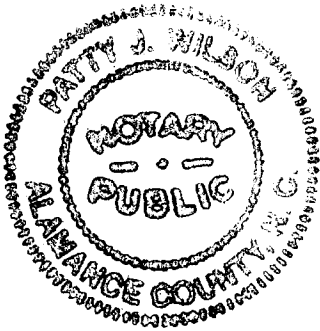
IN TESTIMONY WHEREOF, the GRANTORS have hereunto set their hand and seal the day and year first written above.


L & E Enterprises I LLP


Herman Johnson, General Partner

STATE OF North Carolina
County of ALAMANCE

I, Patty J. Wilson, Notary Public of the County and State aforesaid, certify that Herman Johnson, General Partner, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official seal this 10th day of September, 2020.




Printed Name: Patty J. Wilson
My Commission Expires: March 31, 2023

Grantor shall be entitled to use the real property encumbered by the sanitary sewer easement described above so long as such use does not interfere with Grantee's use of such encumbered real property as a typical and customary sanitary sewer line.

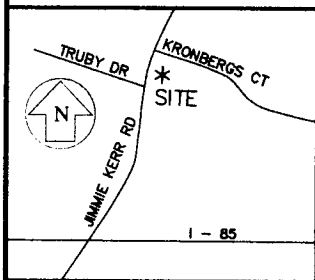
The Grantors covenant that they are seized of the real property over which the easement runs in fee simple and that they have the right to convey the same as herein described. Grantors warrant that the title thereto is marketable and free and clear of all encumbrances and that Grantors will warrant and defend the title against lawful claims of all persons whomsoever.

TO HAVE AND TO HOLD the right and easement to it, the Grantee, its successors in title and its assigns, it being agreed that the rights and easements hereby granted are appurtenant to and shall run with the land over and upon the area where the said easement exists.

 N/A . If initialed, the property described herein includes the primary residence of at least one of the grantors, otherwise, note as N.A. (Per N.C.G.S. 105-317.2)

[Signatures Follow on Next Pages]

BK 4047 PG 0722
EXHIBIT "A"



VICINITY MAP
NOT TO SCALE

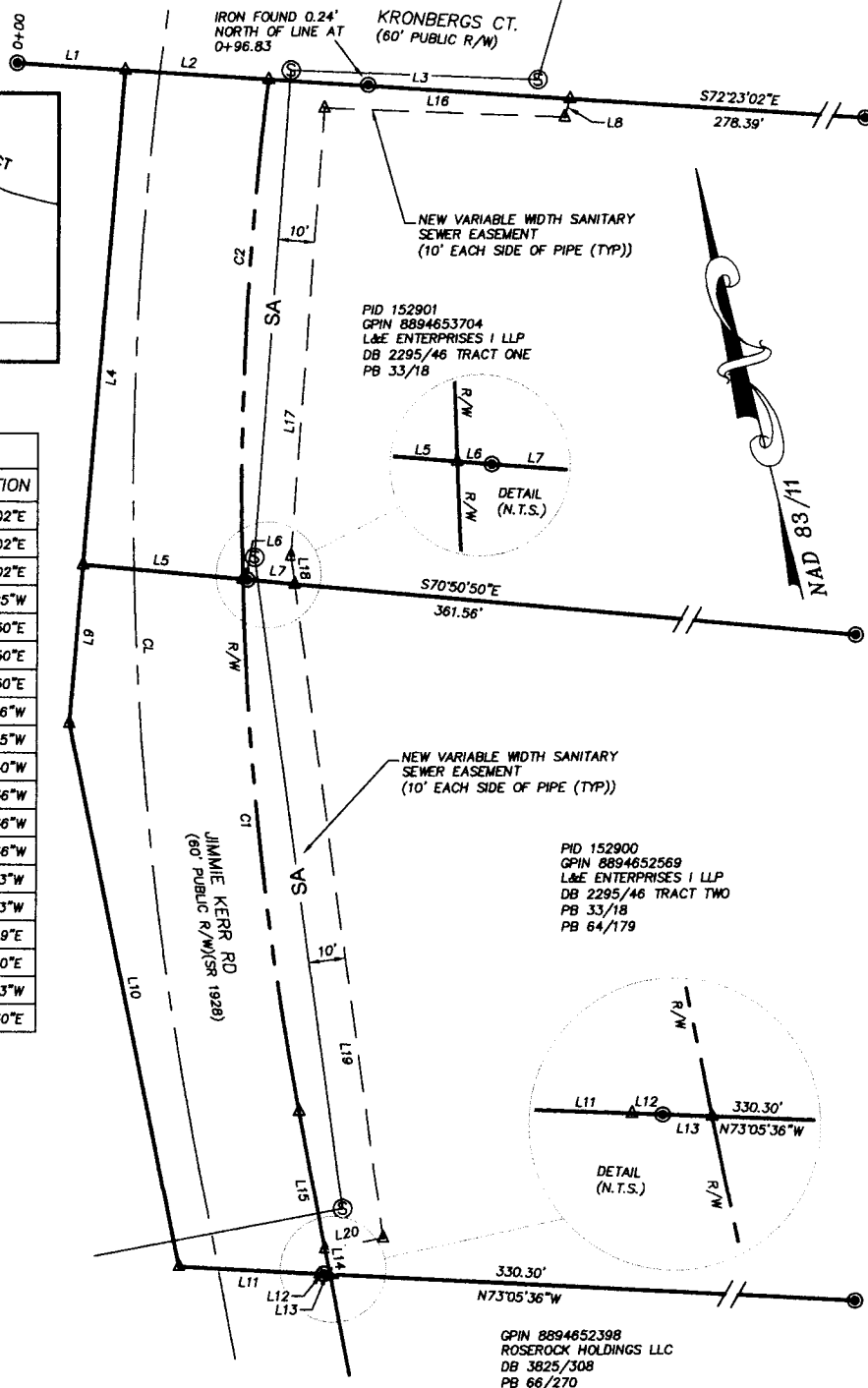
LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	29.96'	S72°23'02"E
L2	39.54'	S72°23'02"E
L3	83.07'	S72°23'02"E
L4	136.16'	S18°59'25"W
L5	44.30'	S70°50'50"E
L6	1.20'	S70°50'50"E
L7	13.19'	S70°50'50"E
L8	5.30'	S30°21'26"W
L9	43.61'	S18°59'25"W
L10	152.16'	S02°33'40"W
L11	38.96'	N73°05'36"W
L12	1.04'	N73°05'36"W
L13	1.71'	N73°05'36"W
L14	7.08'	S03°17'13"W
L15	38.48'	S03°17'13"W
L16	66.10'	S73°53'19"E
L17	123.26'	N18°18'20"E
L19	181.08'	S06°18'23"W
L20	16.25'	S86°42'30"E

- ⊙ EXISTING IRON
△ MATHEMATICAL POINT
⊙ SANITARY SEWER MANHOLE
SA SANITARY SEWER LINE
CL CENTERLINE
R/W RIGHT OF WAY

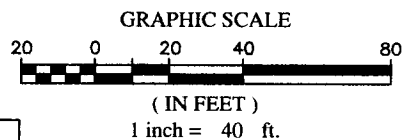
CURVE TABLE						
CURVE #	RADIUS	LENGTH	DELTA	TANGENT	CHORD BEARING	CHORD
C1	901.07'	146.93'	9°20'34"	73.63'	S07° 57' 30"W	146.77'
C2	901.07'	137.45'	8°44'24"	68.86'	S16° 59' 59"W	137.32'

SCALE: 1" = 40' DRAWN BY: RAH PROJECT: # 20-0060

NEW VARIABLE WIDTH PUBLIC SANITARY SEWER
ACCESS & MAINTENANCE EASEMENT FOR
CITY OF GRAHAM
HAW RIVER TWP, ALAMANCE CO., NORTH CAROLINA
MAP DATE SEPTEMBER 4, 2020
PROPERTY AS DESCRIBED IN D.B. 2295/46
STANDING IN THE NAME OF L & E ENTERPRISES I LLP



"THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS."



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