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Recorded: 09/11/2019 at 12:31:43 PM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK 1741 PG 558-561

Prepared by & Return to: **Jonathan S. Care**
109 W. Montgomery Street
Henderson, NC 27536

NORTH CAROLINA

EASEMENT

COUNTY OF GRANVILLE

THIS EASEMENT made and entered into this 30th day of August, 2019, by and between **REDEMPTION PROPERTIES, LLC** hereinafter "**REDEMPTION**" and **KATIE LAUREN KIDD, Single and the J.D. GOLDSTON, JR. AND LOUISE F. GOLDSTON FAMILY LIMITED PARTNERSHIP NO. 1**, of Granville County, North Carolina, hereinafter "**KIDD & GOLDSTON**";

WITNESSETH:

THAT WHEREAS, Redemption is the owner of a certain tract of land described in Deed Book 1705, Page 159, and as shown in Plat Book 48, Page 89, Granville County Registry located on SR 1431; Grassy Creek Road, Oxford, NC;

WHEREAS, Kidd & Goldston are the owners of a certain tract of land described in Deed Book 1701 Page 827, and shown in Plat Book 48, Page 89 as Ida G. Turner land (Deed Book 142, Page 310), Granville County Registry located adjacent to the above referenced property; and

WHEREAS, the lot or parcel of land owned by Kidd & Goldston is accessed by crossing the property of Redemption to and from State Road 1431; and

WHEREAS, the lot or parcel of land owned by Kidd & Goldston has a well located on the premises which is being used by Redemption;

WHEREAS, Kidd & Goldston have requested Redemption to grant and convey to them a perpetual, non-exclusive appurtenant easement 50 foot in width (as hereinafter identified) for the purposes of ingress, egress and regress, over and across the property of Redemption as shown on the hereinafter described plat of record in Plat Book 48 at Page 89, Granville County Registry, and Redemption has agreed so to do; and

WHEREAS, Redemption has requested Kidd & Goldston to grant and convey to them a perpetual, exclusive right to use and maintain said well located on the property of Kidd & Goldston as shown along the southern boundary line of Redemption on the hereinafter described plat of record in Plat Book 48 at page 89, Granville County Registry, and Kidd & Goldston have agreed so to do.

NOW, THEREFORE, Redemption Properties, LLC, for and in consideration of the sum of \$1.00 to them in hand paid do hereby give, grant, bargain, sell and convey to Kidd & Goldston, their heirs, successors and assigns, a perpetual, non-exclusive easement appurtenant to the property of Kidd & Goldston for ingress, egress and regress over and across the property Redemption described as follows:

That portion on the northern property of Redemption's property of the 50' easement shown as "Existing 50' Private Easement" on survey entitled "Survey for Redemption Properties, LLC; Owner - Redemption Properties, LLC," prepared by Cawthorne & Associates, Registered Land Surveyors, P.A., dated November 5, 2018 and recorded in Plat Book 48, Page 89, Granville County Registry.

NOW, THEREFORE, Kidd & Goldston, for and in consideration of the sum of \$1.00 to them in hand paid do hereby give, grant, bargain, sell and convey to Redemption, their heirs, successors and assigns, a perpetual, exclusive right to use and maintain said well appurtenant to the property of Redemption located along the southern boundary line of Redemption as shown on the heretofore referenced survey.

TO HAVE AND TO HOLD said easement together with all privileges and appurtenance thereunto belonging to them, Redemption Properties, LLC and Katie Lauren Kidd, Single and the J.D. Goldston, Jr. and Louise F. Goldston Family Limited Partnership No. 1, their heirs and assigns in fee simple forever.

IN WITNESS WHEREOF, Currin have hereunto set their hands and seals the day and year first above written.

Redemption Properties, LLC

BY *Vickie L. Meador* (SEAL)
Vickie L. Meador, Member/Manager

State of North Carolina

County of Vance

I, a Notary Public of said County and State, certify that Vickie L. Meador, personally came before me this day and acknowledged that she is Member/Manager of Redemption Properties, LLC, A North Carolina Limited Liability Company, and that she as Member/Manager, being authorized to do so, executed the foregoing instrument on behalf of the North Carolina Limited Liability Company.

Witness my hand and official seal, this the 4th day of ^{September}~~August~~ 2019.

(Notary Seal)

Karen J. Inscoe
Notary Public
Vance County, North Carolina

Karen J. Inscoe
Notary Public
Print Notary Name: Karen J. Inscoe
My commission Expires: 07/26/2024

J.D. Goldston, Jr. and Louise F. Goldston Family
Limited Partnership No. 1

BY Cynthia G. Daniel (SEAL)
Cynthia G. Daniel, Partner

BY Margie G. Kidd (SEAL)
Margie G. Kidd, Partner

BY Lee Ann G. Kelley (SEAL)
Lee Ann G. Kelley, Partner

State of North Carolina

County of Wake

I, a Notary Public of said County and State, certify that Cynthia G. Daniel, Margie G. Kidd, and Lee Ann G. Kelley, personally came before me this day and acknowledged that they are Partners of J.D. Goldston, Jr. and Louise F. Goldston Family Limited Partnership No. 1, A North Carolina Limited Partnership, and that they as Partners, being authorized to do so, executed the foregoing instrument on behalf of the North Carolina Limited Partnership.

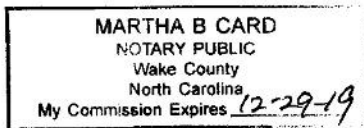
Witness my hand and official seal, this the 30th day of August 2019.

Martha B. Card
Notary Public

(Notary Seal)

Print Notary Name: Martha B. Card

My commission expires: 12-29-19



Katie Lauren Kidd (SEAL)
Katie Lauren Kidd

State of North Carolina

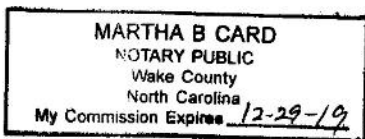
County of Wake

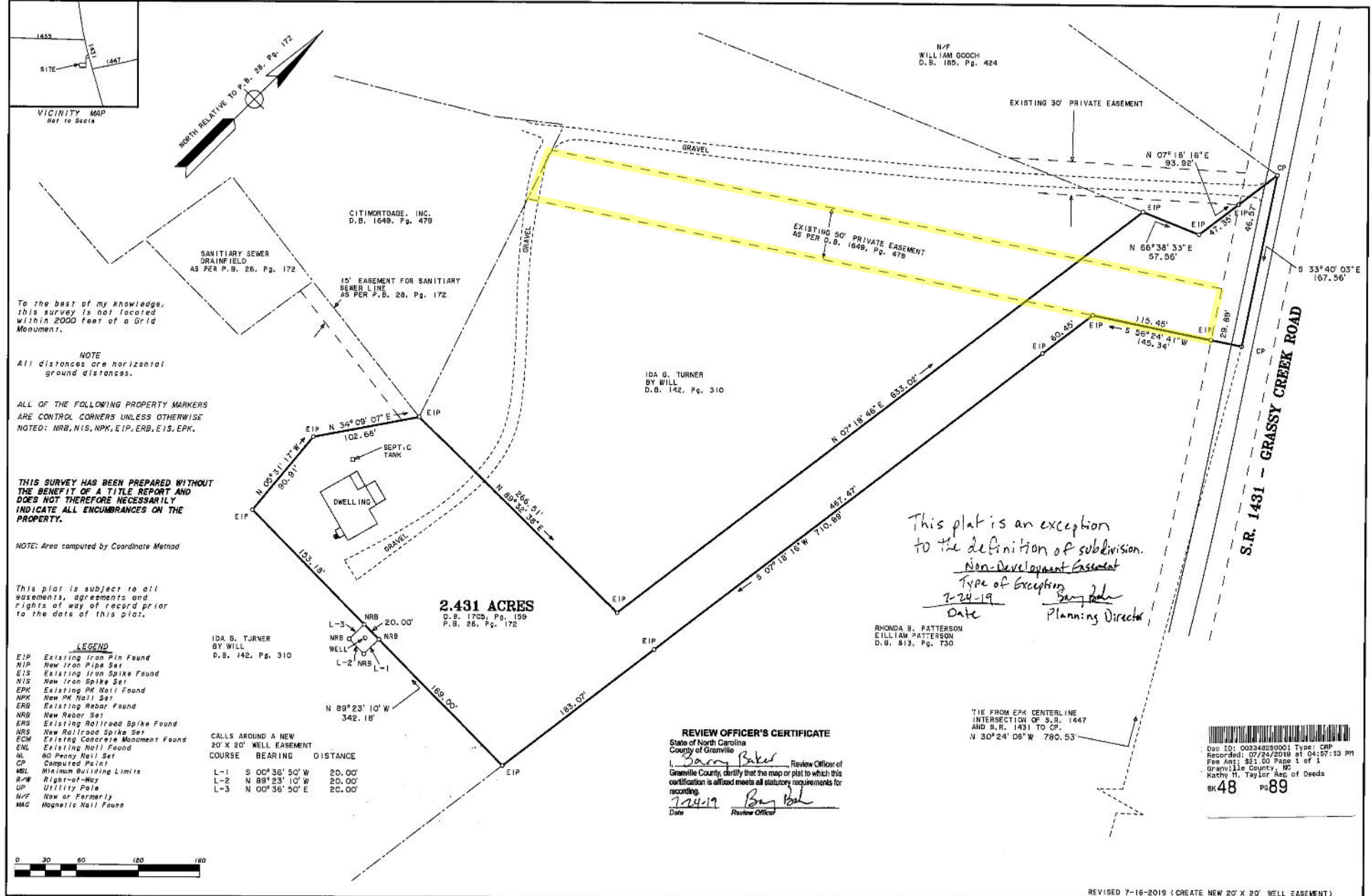
I, a Notary Public of said County and State, certify that Katie Lauren Kidd, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

Witness my hand and official seal, this the 30th day of August 2019.

Martha B Card
Notary Public
Print Notary Name: Martha B Card
My commission expires: 12/29/19

(Notary Seal)





I, Robert C. Cawthorne, certify that this plat was drawn under my supervision from an actual field survey made under my supervision from deeds referenced on the face of this plat that any boundaries not surveyed are clearly indicated on the face of the plat; that the ratio of precision as calculated is 1 : 10,000; that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 5 day of NOVEMBER, 2018.

Robert C. Cawthorne, P.L.S. L-3961

I certify that this survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.

Robert C. Cawthorne, P.L.S. L-3961

CAWTHORNE & ASSOCIATES
Registered Land Surveyors, P.A.
License No. : C-0378
822 Dabney Drive
Henderson, North Carolina 27536
Phone # 252-492-0041

REDEEMPTION PROPERTIES, LLC
OWNER - REDEMPTION PROPERTIES, LLC
SASSAFRAS FORK TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
SCALE 1" = 60' NOVEMBER 5, 2018
FILE H 39-18-009-L
PIN 1919-81-7104

REVISED 7-16-2019 (CREATE NEW 20' X 20' WELL EASEMENT)

Doc ID: 00234820001 Type: CRP
Recorded: 07/24/2018 at 04:07:13 PM
Fee Amt: \$21.00 Page 1 of 1
Granville County, NC
Kathy H. Taylor Sec. of Deeds
BK 48 Pg 89

8331/97

I (We) hereby certify that I am (we are) the owner(s) of the property shown and described herein which was conveyed to me (us) by deed recorded in the Granville County Register of Deeds Office in Book , Page , and that I (we) hereby adopt this plan of subdivision with my (our) free consent. Further, I (we) hereby certify that the land as shown herein is within the subdivision jurisdiction of Granville County, North Carolina. * PER WILL

Ida G. Turner 2/9/05

Owner Date

This subdivision plat was approved under the provision of a "Family Subdivision" under the Subdivision Ordinance of Granville County, North Carolina. Any further subdivision of any parcel shown on this plat may require compliance with the current provisions of the Subdivision Ordinance. This compliance may require additional road right-of-way or road improvements in order to comply with the current provisions of the Subdivision Ordinance. All private roads or streets shown were not subject to any improvement standards, nor guarantees of installation, nor intended to be accepted by any governmental agency for public maintenance.

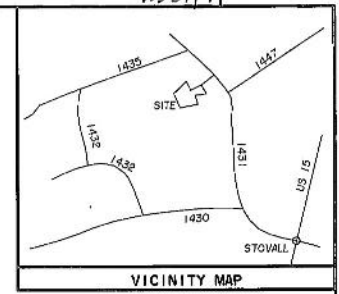
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT AS DEPICTED HEREON HAS BEEN GRANTED FINAL APPROVAL PURSUANT TO THE GRANVILLE COUNTY SUBDIVISION REGULATIONS.

2/9/2005 DATE

Ida G. Turner LAND DEVELOPMENT ADMINISTRATOR

Presented for registration this 9th day of February, 2005 at 2:57 O'clock P. M. and Registered in the office of Register of Deeds for Granville County, N.C. Book No. 31 Page No. 77

Register of Deeds William Bruce Swartzell



- Notes:
- 1) The property is zoned AR-20
 - 2) The residual acreage is: X less than 10 acres, X greater than 10 acres (RESIDUAL ACREAGE: 139 ACRES +/-)
 - 3) The property is , is not X, located in a Special Flood Hazard Area as determined by FEMA FIRM MAP # 3707200050 C
 - 4) The property's watershed designation is: NOT IN A WATERSHED
 - 5) The property's PIN # 1919 00 71 0243
 - 6) All areas shown were computed by the coordinate method.

State of North Carolina
County of GRANVILLE

I, Joseph H. Smith, Review Officer of GRANVILLE County, certify that the map or plat to which this certification is affixed meets all regulatory requirements for recording.

Date: 2-9-05 Review Officer: Joseph H. Smith

I, BEN A. GENTRY, JR., certify that this plat was drawn under my supervision from (an actual survey made under my supervision) (deed description recorded in Bk. , Pg.) that the boundaries not surveyed are shown as broken lines; that the ratio of precision as calculated by latitudes and departures is 1/10,000+, that this plat was prepared in accordance with G.S. 47-30 as amended. Witness my original signature, registration number and seal this 2 day of FEBRUARY, A. D., 2005 *SEE PLAT PER WILL

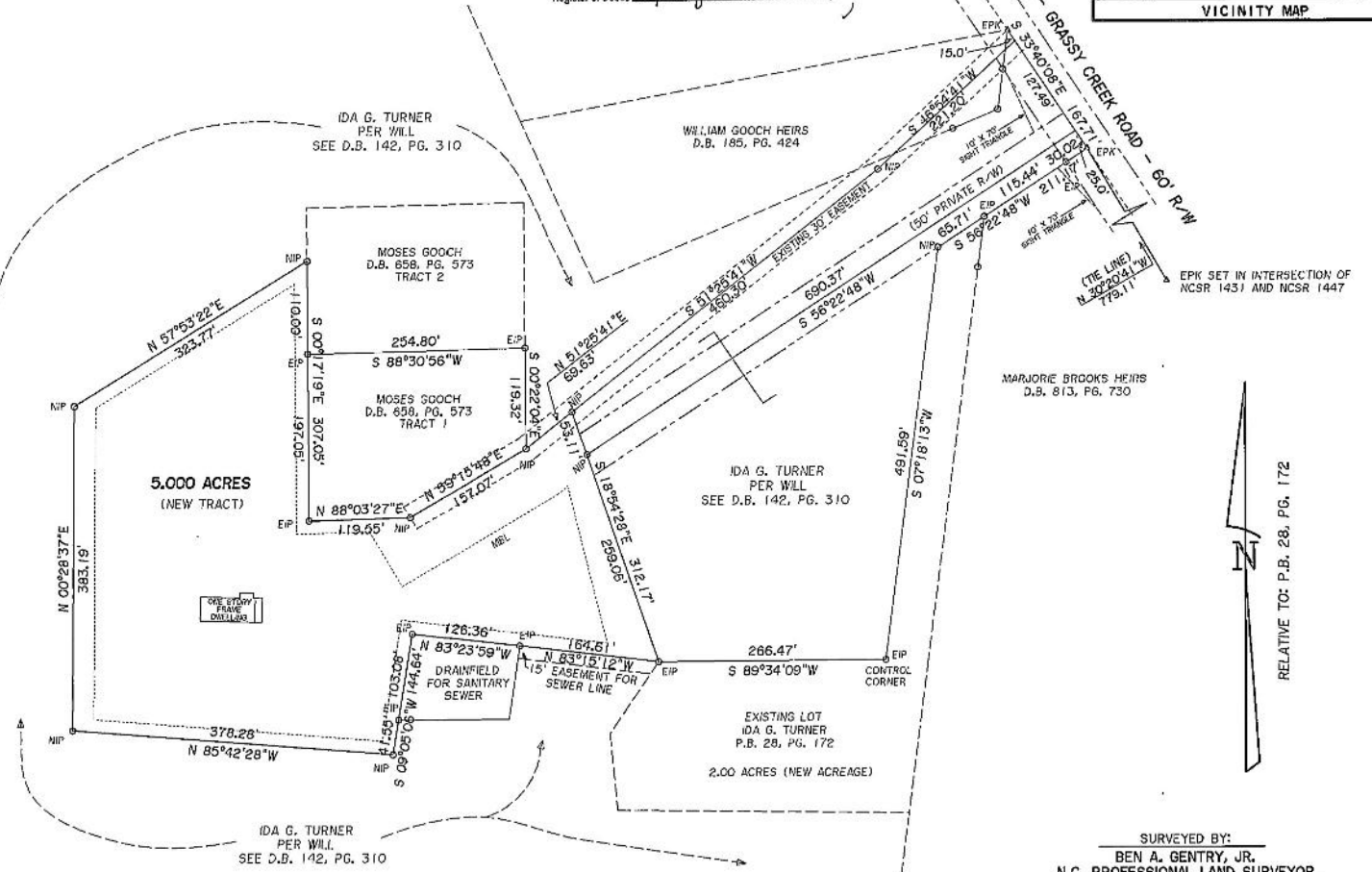
Seal of Stamp

Ben A. Gentry, Jr.
PROFESSIONAL LAND SURVEYOR
LICENSE NO. L-3560

I, Ben A. Gentry, Jr., certify to one or more of the following as indicated thus: X

- a. This survey creates a subdivision of land within the name of a county or municipality that has an ordinance that regulates parcels of land;
- b. This survey is located in such a portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- c. Any one of the following:
 1. That the survey is of an existing parcel or parcels of land and does not create a new street or change an existing street.
 2. That the survey is of an existing building or other structure, or natural feature, such as a watercourse; or
 3. That the survey is a control survey.
- d. That the survey is of another category, such as the recombination of existing parcels, a court-ordered survey, or other exception to the definition of subdivision.
- e. That the information available to the surveyor is such that the surveyor is unable to make a determination to the best of the surveyor's professional ability as to provisions contained in (a) through (d) above.

Ben A. Gentry, Jr.
Ben A. Gentry, Jr. PLS L-3560

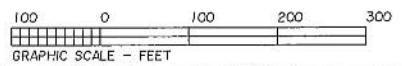


BUILDING SETBACK LINES:
FRONT 50'
SIDE 15'
REAR 25'

THIS PLAT IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS PLAT.

LEGEND

EIP	EXISTING IRON PIPE OR PIN
NIP	NEW IRON PIPE
EPK	EXISTING PK NAIL
NPK	NEW PK NAIL
ENL	EXISTING NAIL
R-W	RIGHT-OF-WAY
CP	CONCRETE MONUMENT
ERS	EXISTING RAILROAD SPIKE
NRS	NEW RAILROAD SPIKE
ML	MINIMUM BUILDING LINE
E	ELECTRIC SERVICE LINE
C	CENTERLINE
P	PROPERTY LINE
RCP	REINFORCED CONCRETE PIPE
CP	COMPUTED POINT



SURVEYED BY:
BEN A. GENTRY, JR.
N.C. PROFESSIONAL LAND SURVEYOR
P.O. BOX 1631
204 E. FAIRVIEW DR.
OXFORD, NORTH CAROLINA 27565
TELEPHONE (919)-690-0172

FAMILY SUBDIVISION SURVEY FOR:
STAN TURNER
SASSAFRAS FORK TOWNSHIP
GRANVILLE COUNTY, NORTH CAROLINA
FEBRUARY 5, 2005 SCALE: 1" = 100'

RELATIVE TO: P.B. 28, PG. 172

8331/97