

FILED FOR RECORD
VANCE COUNTY, N.C.
CAROLYN R. PECORA
REGISTER OF DEEDS
RECORDED Mar 12, 2013
AT 04:28 pm
BOOK 01259
START PAGE 0156
END PAGE 0156
INSTRUMENT # 01129
EXCISE TAX (None)

STATE OF NORTH CAROLINA
COUNTY OF VANCE

COMMUNITY DOCK ACCESS EASEMENT

This ACCESS EASEMENT made and entered into this the 8th Day of March 2013, by and between Lake Peninsula, LLC, a North Carolina Limited Liability Company, Grantor and Vaughn Mitchell Matacale, a married man, , Grantee, 3200 Jennings Farm Road, Wilson, NC 27896

WHEREAS, Grantor is the developer of Peninsula at Kerr Lake Subdivision having acquired said property from Dodson Creek, LLC including the roads and access easements in the subdivision; and

WHEREAS, Dodson Creek, LLC conveyed certain lands to the Grantee herein adjacent to the Peninsula at Kerr Lake Subdivision and it was the intention of Dodson Creek, LLC and the Grantee that the Grantee would have access along **Waterstone Lane** and certain dedicated access easements to the government lands in order to access one of the community docks maintained for certain lot owners in the Peninsula at Kerr Lake Subdivision without direct waterfront access and the Grantee and the Grantor desires to make a formal conveyance of said right of access;

NOW THEREFORE, in consideration of the premises and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt of which is hereby expressly acknowledged, the Grantor does hereby give, grant, bargain, sell and convey to the Grantee and their heirs and assigns, the nonexclusive right of ingress, egress and regress along the private roads within the Peninsula at Kerr Lake Subdivision and along those two certain access easements lying between Lot 29 and Lot 30 and between Lot 33 and Lot 34 as shown upon the plat of record titled "Final Plat of: The Peninsulat at Kerr Lake Phase One" in Plat Book X Page 929E, Vance County Registry for the purpose of accessing the community docks maintained on the government lands adjacent thereto. This right of access shall run with and be appurtant to the following described lot or tracts of land:

That certain Tract 3 containing 46.673 acres conveyed to Vaughn Mitchell Matacale, a married man of record in Deed Book 1230 Page 615, Vance County Registry.

HOWEVER, this access is expressly limited as set out herein above and is expressly not provided or intended to provide access for any private or individual boat dock or buoy. Use of this instrument for that purpose shall result in revocation of the rights granted herein upon filing of a notice of revocation of same in the public records by the Grantor.

TO HAVE AND TO HOLD the aforesaid access easement into the Grantee, their successors and assigns for the purposes herein stated.

IN TESTIMONY WHEREOF, the said Grantor, by authority duly given, has caused this instrument to be executed the day and year first above written.

LAKE PENINSULA, LLC
Edgar L. Blackely (SEAL)
Edgar L. Blackely, Member/Manager

STATE OF NORTH CAROLINA
Granville COUNTY

I, Lisa J. Newton, a Notary Public for said County and State, do hereby certify Edgar L. Blackely, Member/Manager of Lake Peninsula, LLC, a limited liability company, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of the company.

Witness my hand and official seal, this 8th day of March 2013.

Lisa J. Newton
Notary Public

My Commission expires 9-20-14

Prepared by: Thomas L. Currin, a North Carolina licensed attorney

