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NORTH CAROLINA

ROCKINGHAM COUNTY

DEED OF EASEMENT

Drawn By: ✓ W. Edward Deaton

Return To: ✓ W. Edward Deaton

no stamps

THIS EASEMENT made this 18th day of May, 2012, by and between **JEFFREY A. ARTZ, Single**, of Rockingham County, NC (hereafter referred to as **ARTZ**), party of the first part and **ELTON H. TRENT, JR and wife, FRANCES A. TRENT** of Rockingham County, NC (hereafter referred to as **TRENT**), parties of the second part: *WANTON 707 COUNTRY CLUB DR RICHMOND, NC 27326*

WITNESSETH:

WHEREAS Artz owns that property described in Deed Book 1217, Page 1893, Rockingham County Registry which is adjacent to that property belonging to Trent as described in Deed Book 731, Page 582, Rockingham County Registry; and

WHEREAS it has been discovered that ARTZ has established a cabin which encroaches onto the property of TRENT and that his well is situated in an area of deed overlap with TRENT; and

WHEREAS TRENT has requested an easement across the property of ARTZ for easier access to that portion of their property that adjoins ARTZ; and

WHEREAS the parties hereto have agreed that to resolve the problems of both parties that TRENT will convey to ARTZ a 0.112 acre tract as shown on survey recorded in Plat Book 53, page 87 in return for ARTZ conveying to TRENT a 35' easement running from the terminus of an existing 20' easement (See Book 1217, Page 1893) to the southern line of the Trent property together with the right to use the existing 20' easement for ingress, egress and regress in and to the Trent property.

NOW THEREFORE for and in consideration of the conveyance by Trent to Artz of the 0.112 acre tract aforementioned, the receipt of which is hereby acknowledged, JEFFREY A. ARTZ for himself, his heirs, executors, administrators, successors and assigns does hereby give, grant, sale and convey to ELTON H. TRENT, JR. and wife, FRANCES A. TRENT, their heirs, executors, administrators, successors and assigns a permanent right of way and easement over and across his

property for the purpose of ingress, egress and regress to and from the Trent property said easement being described as follows:

Being a 35' easement, the said easement to be 15 feet wide, measured perpendicularly, to the North and West of the line described below and 20 feet wide, measured perpendicularly, to the South and East of said line. Said line being described as follows:

Beginning at an existing iron pipe situated at the centerline of the northeastern terminus of a 20' easement, see Deed Book 1217, Page 1893; thence a new line through the property of Artz North 55 deg. 07 min. 34 sec. East 154.80 feet to a new iron; thence North 13 deg. 29 min. 38 sec. West 149.24 feet to a new iron situated in the southern line of Trent, Deed Book 731, Page 582. All as shown on that survey for Elton H. Trent, Jr. by Vaughn Surveying Co., Inc., dated April 12, 2012 and recorded in Plat Book 53, Page 87, Rockingham County Registry.

Together with the right to use that existing 20' easement in Deed Book 1217, Page 1893 in conjunction with the above described easement for access purposes for ingress, egress, and regress to and from the Trent property (Book 731, Page 582).

The easement hereby conveyed shall be a perpetual easement and shall be appurtenant to and run with the property of the Trents.

TO HAVE AND TO HOLD the rights herein conveyed with all privileges and appurtenances which the party of the first part can convey.

IN WITNESS WHEREOF the party of the first part has executed this document under seal the day and year first above written.

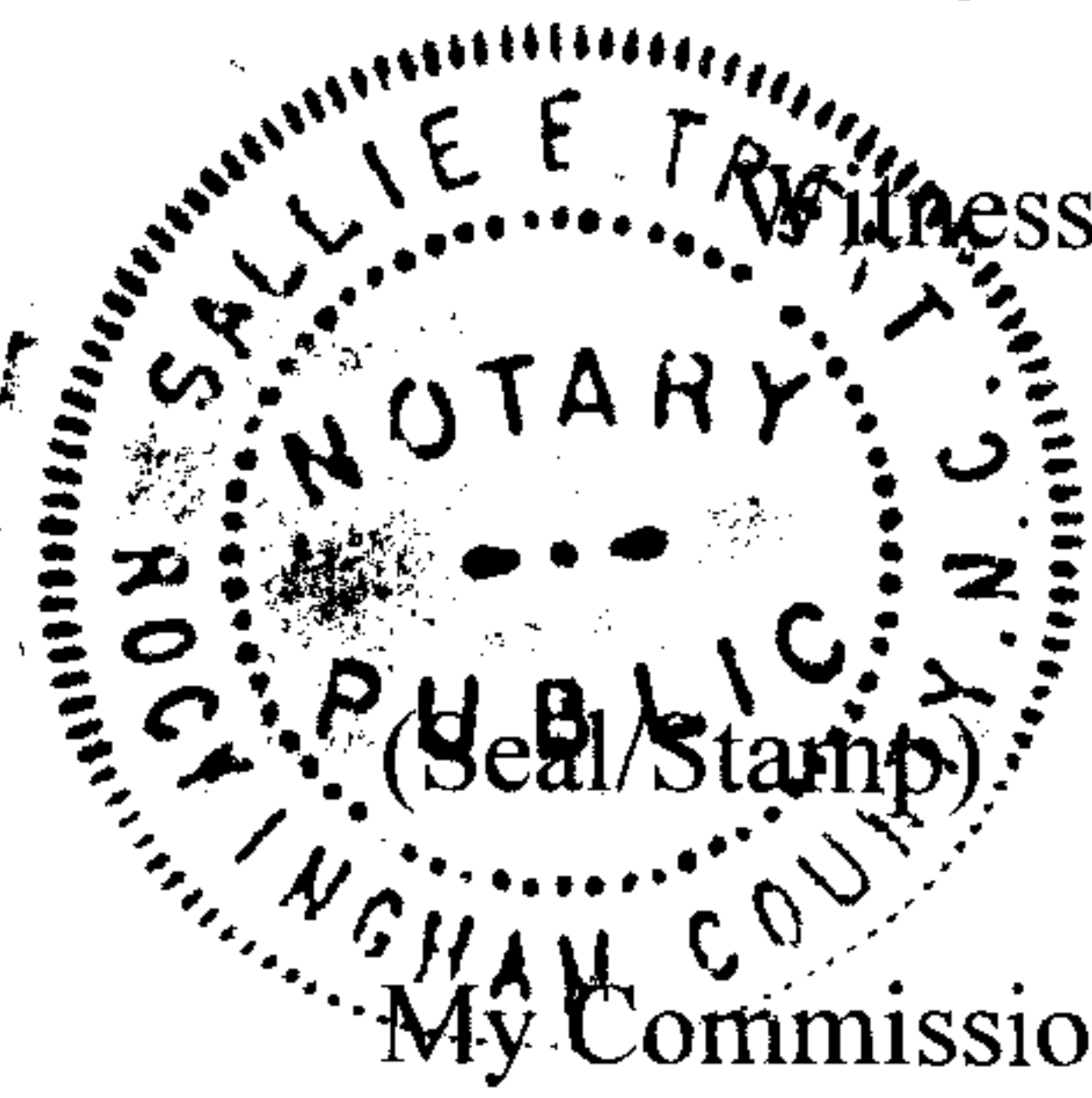
Jeffrey A. Artz (SEAL)
Jeffrey A. Artz

STATE OF NORTH CAROLINA - COUNTY OF ROCKINGHAM

I, Sallie G. Trent, a Notary Public for said County and State, do hereby certify that JEFFREY A. ARTZ came before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official stamp or seal, this 18th day of May, 2012.

Sallie G. Trent
Notary Public



My Commission Expires: February 5, 2013