

NORTH CAROLINA )

DEED OF EASEMENT

FORSYTH COUNTY )

THIS DEED OF EASEMENT, made and entered into this the 13th day of August, 1987, by and between HUBBARD REALTY OF WINSTON-SALEM, INC., a North Carolina Corporation, party of the first part, and DONALD GRANT HARKNESS, and wife, DEBORAH B. HARKNESS, of Forsyth County, North Carolina, parties of the second part;

W I T N E S S E T H:

THAT, WHEREAS, the parties of the first part, in consideration of Ten Dollars and Other Valuable Considerations (\$10.00 & O.V.C.), to them paid by the parties of the second part, receipt of which is hereby acknowledged, have bargained and sold and by these presents do bargain, sell and convey unto the parties of the second part, an Easement for a portion of the driveway of the property belonging to the parties of the second part, which encroaches upon the property of the parties of the first part, as it presently exists over the following described area:

BEGINNING at a point in the common line of Lots 78 and 79, Lewisville Trails, Section 2 as recorded in Plat Book 31, Page 60, Forsyth County Registry, said point being approximately 75 feet from the Northern corner of said lots in the southern right of way line of Roller Mill Court; running thence from said beginning point in a southerly direction approximately forty-five feet at a width of approximately six feet.

THE PURPOSE OF THIS DEED OF EASEMENT is to grant an Easement for the existence and maintenance of that portion of the driveway of the parties of the second part which encroaches upon the land of the parties of the first part as it presently exists, to the Grantees and their heirs and assigns for so long as said driveway encroaches upon the property of the parties of the first part. It is the intention of the parties that this Easement shall run with Lot 78 on the above-described property for future owners of said Lot for so long as said driveway exists.

TO HAVE AND TO HOLD, the aforesaid Easement and all privileges and appurtenances thereto belonging to the Grantee.

IN WITNESS WHEREOF, the party of the first part has hereunto caused these presents to be signed by its \_\_\_\_\_ President, attested by its Asst. Secretary, and has caused its Common Seal to be affixed hereto.

HUBBARD REALTY OF WINSTON-SALEM

By: Lewis E. Anderson  
President

(Corporate Seal or Stamp)

Attest: Brant H. Godfrey  
Asst. Secretary

OK  
NO TAXABLE CONSIDERATION

\*\*\*\*\*  
NORTH CAROLINA)  
)  
FORSYTH COUNTY)

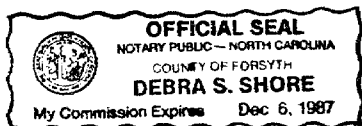
This the 13th day of August, 1987, personally came before me, Debra S. Shore (Martin), a notary public, Beverly H. Godfrey (Secy.) who, being by me duly sworn, says that he knows the Common Seal of Hubbard Realty of Winston-Salem, Inc. and is acquainted with Lewis E. Hubbard who is the President of said Corporation, and that he, the said Beverly H. Godfrey is the Asst. Secretary of the said Corporation, and saw the said President sign the foregoing instrument, and saw the Common Seal of said Corporation affixed to said instrument by said President, and that he, the said Beverly H. Godfrey, Asst. (Secy.) signed his name in attestation of the execution of said instrument in the presence of said President of said Corporation.

Witness my hand and Notarial Seal this the 13th day of August, 1987.

My Commission Expires:

December 6, 1987

Debra S. Shore (Martin)  
Notary Public



STATE OF NORTH CAROLINA-Forsyth County

The foregoing (or annexed) certificate of Debra S. Shore (Martin) NP.  
Forsyth Co. N.C. (here give name and official title of the officer signing the certificate passed upon)  
is (are) certified to be correct. This the 13th day of Aug, 1987

Aug 14 2 50 PM '87 as, Register of Deeds

BY Jessie Gable Deputy-Register  
L.E. SPEARS  
REGISTER OF DEEDS  
FORSYTH CTY. N.C.

Probate and Filing Fee \$ 6.50 paid.

BOOK 1621 P 0349

See Deed of Easement attached

HUBBARD REALTY  
D.S. #54  
LEWISVILLE TRAILS  
FUTURE DEVELOPMENT



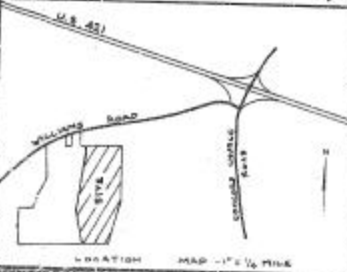
LEWISVILLE TRAILS  
SECTION II  
P.S. 30 P. 35

LEWISVILLE TRAILS ROAD

GRINDSTONE DRIVE (PUBLIC) 30' W

ROLLER MILL DRIVE (PUBLIC) 30' W

GRINDSTONE DRIVE (PUBLIC) 30' W



- NOTES:
1. ALL LOTS SHOWN WITH \* HAVE NOT BEEN APPROVED BY FORTSMITH COUNTY HEALTH DEPARTMENT FOR SEWAGE TREATMENT USE, BEING LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
  2. ALL LOTS SHOWN WITH \* HAVE BEEN APPROVED BY FORTSMITH COUNTY HEALTH DEPT. REGARDING A PUMP SYSTEM.
  3. LOTS 48 & 49 ARE LIMITED TO 3-BEDROOM HOMES AND LOT 93 IS LIMITED TO A 2-BEDROOM HOME.

SCALE: 1"=100'

LEWISVILLE TRAILS SEC. II  
OWNER-DEVELOPER, HUBBARD REALTY

TOWNSHIP: LEWISVILLE	COUNTY: FORTSMITH	DATE: 9-12-86	SURVEYED BY: J. BROWN	FIELD BOOK:
STATE: N.C.		SCALE: 1"=100'	DRAWN BY: R. E. BROWN	DRAWING NO. 30076-01
TAX MAP: 4430	PARCELS: LOTS 14C, 14E, 14D	CHECKED & CLOSURE BY: J. BROWN		