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Patsy T. McDonald, Register of Deeds
Richmond County, NC
Patsy T. McDonald

77-028.008 (2)

STATE OF NORTH CAROLINA

COUNTY OF RICHMOND

PERMANENT ACCESS EASEMENT

SPO File Numbers 77-AE and 77-ZB
Prepared by: Office of the Attorney General
Property Control Section
Return to: Blane Rice, State Property Office
1321 Mail Service Center
Raleigh, NC 27699-1321

THIS PERMANENT ACCESS EASEMENT, made and entered into this the 30 day of January, 2008, by and between STEPHEN CLAY NANCE (separated), ELIZABETH LOUISE HALL SETZER, EXECUTRIX, (Estate of Herman V. Hall), ELIZABETH LOUISE HALL SETZER (separated) and HERMAN ROGER HALL (unmarried) hereinafter referred to as GRANTORS, to the STATE OF NORTH CAROLINA, a body politic and corporate , hereinafter referred to as GRANTEE;

WITNESSETH:

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors do hereby grant unto Grantee, its successors and assigns, a non-exclusive right of way and easement for ingress and egress over and across lands of Grantors located in Richmond County, Mineral Springs Township, North Carolina, for access to the NC DENR Ecosystem Enhancement Program's Hall Branch Restoration Project, and being more particularly described as follows:

> Beginning at a point (Point of Beginning) located on the Northern edge of an existing 30' Ingress, Egress, Regress and General Utility Easement as shown in Plat Cabinet 741, Slide N(1), said point being located N27°21'36"W, 15.82' from an iron stake, being located in the centerline of the existing 30' Ingress, Egress, Regress and General Utility Easement as shown in Plat Cabinet 741, Slide N(1), this iron stake is located S81°09'40"W, 62.37' from an iron stake identified as being located between Line 9 and Line 10 on said Plat Cabinet 741, Slide N(1).
>
> Thence from the Point of Beginning, along the centerline of the new 30' permanent easement (15' each side of centerline) across the Hall property, N27°21'36"W, 116.03' to an iron stake; thence, N16°39'51"E, 67.57' to a iron stake set on the property line between the Hall property and the Nance Property; thence, across the Nance property N16°39'51"E, 20.34' to an iron stake; thence, N30°08'06"W, 199.97' to an iron stake; thence, N20°25'17"W, 32.44' to an iron stake; thence, N15°03'25"W, 47.97' to a iron stake; thence, N05°52'11"W, 21.06' to an iron stake; thence, N37°57'10"E, 51.40' to an iron stake; thence, N59°51'06"E, 393.94' to an iron stake; thence, S83°09'40"E, 72.66' to an iron stake; the Ending Point, said ending point being located on the Western right of way of Green Lake Road (NCSR 1450), said ending point being located S34°24'20"E, 58.88' from the Northern most corner of the Nance Property described in D.B. 1081, Pg. 294.
>
> The new 30' Permanent Access Easement contains a total of 0.71 acres ± (0.58 acres on the Nance Property and 0.13 acres on the Hall Property as shown in Plat Book 742, Slide V1 on map entitled "30' Permanent Access Easement to Hall Branch Restoration Project for NC Ecosystem Enhancement Program on the Property of Clay Nance."

TO HAVE AND TO HOLD said right of way and easement, unto the Grantee, its successors and assigns, forever.

IN TESTIMONY WHEREOF, the said Grantors have hereunto set their hands and seals the day and year first above written.

Stephen Clay Nance (SEAL)
Stephen Clay Nance

Elizabeth Louise Hall Setzer (SEAL)
Elizabeth Louise Hall Setzer,
Executrix of the Estate of Herman V. Hall

Elizabeth Louise Hall Setzer (SEAL)
Elizabeth Louise Hall Setzer

Herman Roger Hall (SEAL)
Herman Roger Hall

STATE OF NORTH CAROLINA

COUNTY OF RICHMOND

I, Diana J. Lovin, a Notary Public in and for the aforesaid County and State do hereby certify that Stephen Clay Nance, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 30th day of January, 2008.

DIANA J. LOVIN NOTARY PUBLIC RICHMOND COUNTY, N. C.

Diana J. Lovin
Notary Public

My Commission Expires:
10-13-2009

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

I, Diana J. Lovin, a Notary Public in and for the aforesaid County and State do hereby certify that Elizabeth Louise Hall Setzer, Executrix of the Estate of Herman V. Hall, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 30 day of January, 2008.

Diana J. Lovin
Notary Public

DIANA J. LOVIN NOTARY PUBLIC RICHMOND COUNTY, N. C.

My Commission Expires:
10-13-2009

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

I, Diana J. Lovin, a Notary Public in and for the aforesaid County and State do hereby certify that Elizabeth Louise Hall Setzer, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 30th day of January, 2008.

Diana J. Lovin
Notary Public

DIANA J. LOVIN NOTARY PUBLIC RICHMOND COUNTY, N. C.

My Commission Expires:
10-13-2009

STATE OF NORTH CAROLINA
COUNTY OF RICHMOND

I, Diana J. Lovin, a Notary Public in and for the aforesaid County and State do hereby certify that Herman Roger Hall, personally appeared before me this date and acknowledged the due execution of the foregoing instrument for the purpose therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal, this the 30th day of January, 2008.

Diana J. Lovin
Notary Public

My Commission Expires:
October 13, 2009

DIANA J. LOVIN
NOTARY
PUBLIC
RICHMOND COUNTY, N. C.