Book 0904 Page 0380
FILED
WILKES COUNTY NC
02/12/2003 2:25 PM
RICHARD L. WOODRUFF
Register Of Deeds
By: RW Deputy/Asst.

STATE OF NORTH CAROLINA

CONSERVATION EASEMENT

WILKES COUNTY
Prepared by and return to:
NC Attorney Generals Office
P.O. Box 629
Raleigh, NC 27602-0629

THIS CONSERVATION EASEMENT DEED, made this 31 day of January, 2003, by and between **Charles W. Woodie and wife, Gloria Woodie,** Grantors, and the **State of North Carolina**, Grantee, whose mailing address is State of North Carolina State Property Office, 116 West Jones Street, Raleigh, NC 27603-8003. The designations Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine, or neuter as required by context.

WITNESSETH:

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8 et seq., the State of North Carolina has established the Wetlands Restoration Program (as defined in N.C. Gen Stat. § 143-214.8) within the Department of Environment and Natural Resources for the purposes of acquiring, maintaining, restoring, enhancing, and creating wetland and riparian resources that contribute to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; and

WHEREAS, the Wetlands Restoration Program in the Department of Environment and Natural Resources has approved acceptance of this instrument; and

WHEREAS, the acceptance of this instrument for and on behalf of the State of North Carolina has been granted to the Department of Administration by resolution as approved by the Governor and Council of State adopted at a meeting held in the City of Raleigh, North Carolina, on the 8th day of February 2000; and

WHEREAS, pursuant to the provisions of N.C. Gen. Stat. § 143-214.8, two of the components of the Wetlands Restoration Program are (1) restoration and perpetual maintenance of wetlands, riparian areas, and surface waters and (2) land ownership and management; and

WHEREAS, Grantor owns in fee simple certain real property situated, lying, and being in Edwards Township, Wilkes County, North Carolina the "Protected Property", and being more particularly described as those certain parcels of land being conveyed to the Grantor by deeds recorded in **Deed Book 644 at Page 882 and Deed Book 672, Page 254** of the Wilkes County Registry, North Carolina; and

WHEREAS, Grantor is willing to grant a Conservation Easement on the Protected Property, thereby restricting and limiting the use of the Protected Property to the terms and conditions and forthe purposes hereinafter set forth, and Grantee is willing to accept such easement.

NOW, THEREFORE, in consideration of the mutual covenants, terms, conditions, and restrictions hereinafter set forth, Grantor unconditionally and irrevocably hereby grants and conveys unto Grantee, its successors and assigns, forever and in perpetuity, a Conservation Easement of the nature and character and to the extent hereinafter set forth, over a portion of the Protected Property, referred to hereafter as the Easement Area, for the benefit of the people of North Carolina, and being all of the tract of land as shown on a two plats of survey entitled "Conservation Easement Map for Charles W. Woodie" and "Conservation Easement Map for Charles W. & Gloria Woodie" all dated October 28, 2002 certified by Christopher J. Pusey, PLS and attached to this document as exhibits "**A, B, & C.**"

The purposes of this Conservation Easement are to maintain, restore, enhance, and create wetland and/or riparian resources in the Easement Area that contributes to the protection and improvement of water quality, flood prevention, fisheries, aquatic habitat, wildlife habitat, and recreational opportunities; to maintain permanently the Easement Area in its natural condition, consistent with these purposes; and to prevent any use of the Easement Area that will significantly impair or interfere with these purposes. To achieve these purposes, the following conditions and restrictions are set forth:

I. DURATION OF EASEMENT

This Conservation Easement shall be perpetual. It is an easement in gross, runs with the land, and is enforceable by Grantee against Grantor, their personal representatives, heirs, successors, and assigns, lessees, agents, and licensees.

II. RESERVED USES AND RESTRICTED ACTIVITES

The Easement Area shall be restricted from any development or usage that would impair or interfere with the purposes of this Conservation Easement. Unless expressly reserved as a compatible use herein, any activity in, or use of, the Easement Area by the Grantor is prohibited as inconsistent with the purposes of this Conservation Easement. Any rights not expressly reserved hereunder by the Grantor have been acquired by the Grantee. The following specific uses are prohibited, restricted, or reserved as indicated:

A. **Recreational Uses.** Grantor expressly reserves the right to undeveloped recreational uses, including hunting and fishing, and access to the Easement Area for the purposes thereof. Usage of motorized vehicles in the Easement Area is prohibited.

B. **Educational Uses.** The Grantor reserves the right to undeveloped educational uses and the right of access to the Easement Area for such purposes including organized educational activities such as site visits, studies, and observations.
C. **Vegetative Cutting.** Cutting, removal, mowing, harming, or destruction of any vegetation in the Easement Area is prohibited.
D. **Industrial Use.** Industrial activities in the Easement Area are prohibited.
E. **Residential Use.** Residential use of the Easement Area is prohibited.
F. **Commercial Use.** Commercial activities in the Easement Area are prohibited.
G. **Agricultural Use.** Agricultural use of the Easement Area including use for cropland, waste lagoons, or pastureland is prohibited.
H. **New Construction.** There shall be no building, facility, mobile home, or other structure constructed or placed in the Easement Area.
I. **Signs.** No signs shall be permitted in the Easement Area except interpretive signs describing restoration activities and the conservation values of the Easement Area, signs identifying the owner of the Protected Property and the holder of the Conservation Easement, and signs giving directions or proscribing rules and regulations for the use of the Easement Area.
J. **Dumping.** Dumping of soil, trash, ashes, garbage, waste, abandoned vehicles, appliance or machinery, or other material in the Easement Area is prohibited.
K. **Grading, Mineral Use, Excavation, Dredging.** There shall be no grading, filling, excavation, dredging, mining, or drilling; no removal of topsoil, sand, gravel, rock, peat, minerals, or other materials.
L. **Water Quality and Drainage Patterns.** There shall be no diking, draining, dredging, channeling, filling, leveling, pumping, impounding or related activities, or altering or tampering with water control structures or devices, or disruption or alteration of the restored, enhanced, or created drainage patterns. In addition, diverting or causing or permitting the diversion of surface or underground water into, within or out of the easement area by any means, removal of wetlands, polluting or discharging into waters, springs, seeps, or wetlands, or use of pesticide or biocides is prohibited.
M. **Subdivision.** Subdivision, partitioning, or dividing the Easement Area is prohibited.
N. **Development Rights.** No development rights which have been encumbered or extinguished by this Conservation Easement shall be transferred pursuant to a transferable development rights scheme or cluster development arrangement or otherwise.

The Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times to undertake any activities to restore, manage, maintain, enhance, and monitor the wetland and riparian resources of the Easement Area. These activities include planting of trees, shrubs and herbaceous vegetation, installation of monitoring wells, utilization of heavy equipment to grade, fill, and prepare the soil, modification of the hydrology of the site, and installation of natural and manmade materials as needed to direct in-stream, above ground, and subterraneous water flow. In addition, the Grantee, and authorized representatives of the Grantee, shall have the right to enter the Easement Area and shall have the right of reasonable ingress and egress to the Easement Area over the Protected Property, at all reasonable times for the purpose of inspecting said property to determine if the Grantor is complying with the terms, conditions, restrictions, and purposes of this Conservation Easement. The easement rights granted herein do not include public access rights.

The Grantor may request permission to vary from the above restrictions for good cause shown, provided that any such request is consistent with the purposes of this Conservation Easement. The Grantor shall not vary from the above restrictions without first obtaining written approval from the Wetlands Restoration Program, whose mailing address is 1619 Mail Services Center, Raleigh, NC 27699-1619.

III. ENFORCEMENT AND REMEDIES

A. In the event that the Grantee determines that the Grantor has violated or is threatening to violate any of these terms, conditions, or restrictions, the Grantee may institute a suit to enjoin such violation and if necessary, to require the restoration of the Easement Area to its prior condition at the expense of the Grantor.

B. No failure on the part of Grantee to enforce any covenant or provision hereof shall discharge or invalidate such covenant or any other covenant, condition, or provision hereof or affect the right of Grantee to enforce the same in the event of a subsequent breach or default.

IV. MISCELLANEOUS

A. This Conservation Easement shall be construed to promote the purposes of N.C. Gen Stat. § 143-214.8 et seq., the Wetlands Restoration Program.

B. This instrument sets forth the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings or agreements relating to the Conservation Easement. If any provision is found to be invalid, the remainder of the provisions of the Conservation Easement, and the application of such provision to persons or circumstances other than those as to which it is found to be invalid, shall not be affected thereby.

C. Any notices shall be sent by registered or certified mail, return receipt requested to the parties at their addresses shown above or to other address(es) as either party establishes in writing upon notification to the other.

D. Grantor shall notify Grantee in writing of the name and address and any party to whom the Protected Property or any part thereof is to be transferred at or prior to the time said transfer is made. Grantor further agrees to make any subsequent lease, deed, or other legal instrument by which any interest in the Protected Property is conveyed subject to the Conservation Easement herein created.

V. QUIET ENJOYMENT

Grantor reserves all rights accruing from ownership of the Protected Property, including the right to engage in or permit or invite others to engage in only those uses of the Easement Area that are expressly reserved herein, not prohibited or restricted herein, and are not inconsistent with the purposes of this Conservation Easement. Without limiting the generality of the foregoing, the Grantor expressly reserves to the Grantor, and the Grantor's invitees and licensees, the right of access to the Easement Area, and the right of quiet enjoyment of the Easement Area.

TO HAVE AND TO HOLD the said rights and easements perpetually unto Grantee for the aforesaid purposes.

AND Grantor covenants that Grantor is seized of said premises in fee and has the right to convey the permanent easement herein granted; that the same are free from encumbrances and that Grantor will warrant and defend title to the same against the claims of all persons whomsoever.

IN TESTIMONY WHEREOF, the Grantor has hereunto set his hand and seal, the day and year first above written,

Charles W. Woodie (SEAL)
Charles W. Woodie

Gloria Woodie (SEAL)
Gloria Woodie

NORTH CAROLINA COUNTY OF Wilkes

I, Elaine W Davidson, a Notary Public in and for the County and State aforesaid, do hereby certify that Charles W. Woodie Gloria Woodie, Grantor, personally appeared before me this day and acknowledged the execution of the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and Notarial Seal this the 31 day of January, 2003.

Elaine W Davidson
Notary Public

My commission expires:
7/18/04

OFFICIAL SEAL
North Carolina • Wilkes County
ELAINE W. DAVIDSON
NOTARY PUBLIC

NORTH CAROLINA WILKES COUNTY

The foregoing certificate of Elaine W Davidson is certified to be correct

Richard L. Woodruff
Register of Deeds

By Deputy/Ass't Register of Deeds

Release Deed DOT Woodie-YVB 2-03

SEAL STAMP

DEBRA Y. NIXON NOTARY PUBLIC SURRY COUNTY, NC

NORTH CAROLINA Surry COUNTY.

I, a Notary Public of the County and State aforesaid, certify that Zelma C. Goforth personally appeared before me this day and acknowledged that ~~s~~ he is Asst. Secretary of Yadkin Valley Bank & Trust Company, a North Carolina corporation, and that by authority duly given and as the act of the Corporation, the foregoing instrument was signed in its name by its President, sealed with its Corporate seal and attested by _____ as its Asst. Secretary.

Witness my hand and official stamp or seal, this 5th day of February, 2003.

My Commission expires: 4-10-04 Debra Y. Nixon Notary Public

The foregoing Certificate(s) of Virginia H. Maher Is/are certified to be correct. This instrument and this certificate are duly registered this 12th day of Feb., 2003, At 2:24 A.M. (P.M.) Book 904 Page 379

Richard L. Woodruff Register of Deeds for Wilkes -County, North Carolina.

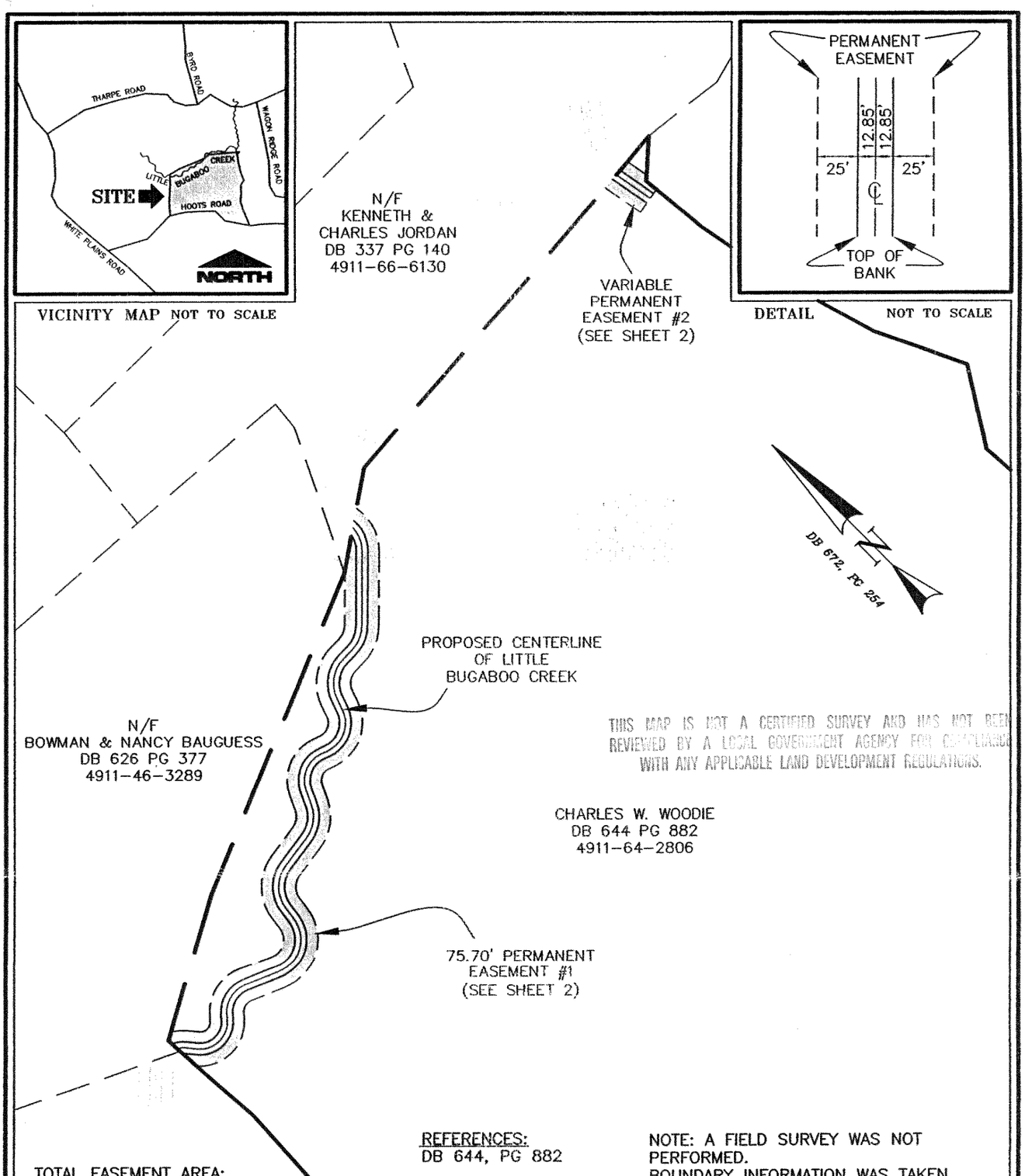
By Vickie B. Triplett (Deputy/Assistant – Register of Deeds.

THIS DOCUMENT IS BEING RE-RECORDED TO SHOW THE COMPLETION OF THE CORPORATE NOTARY ACKNOWLEDGEMENT.

NORTH CAROLINA WILKES COUNTY

The foregoing certificate of Debra Y Nixon is certified to be correct

Richard L. Woodruff Register of Deeds By Vickie B. Triplett Deputy/Ass't Register of Deeds



TOTAL EASEMENT AREA:
114,671 SF (2.63 AC)

LEGEND:
N/F-NOW OR FORMERLY

REFERENCES:
DB 644, PG 882

NOTE: A FIELD SURVEY WAS NOT PERFORMED.
BOUNDARY INFORMATION WAS TAKEN FROM DB 644, PG 882.
THIS MAP DOES NOT MEET GS 47-30
THE PURPOSE OF THIS MAP IS TO SHOW THE PERMANENT EASEMENT FOR LITTLE BUGABOO CREEK

CONSERVATION EASEMENT MAP FOR

CLIENT: CHARLES W. WOODIE
ADDRESS: 831 HOOTS ROAD
CITY: ROARING RIVER
SCALE: 1" = 300'
PIN: 4911-64-2806

NORTH CAROLINA
EDWARDS TOWNSHIP
WILKES COUNTY
DATE: OCTOBER 28, 2002

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

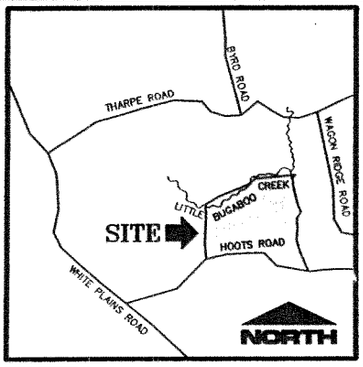
DRAWN BY: SEAN
PROJECT: 00024
REVISED: 12-12-02

SEAL
L-4231

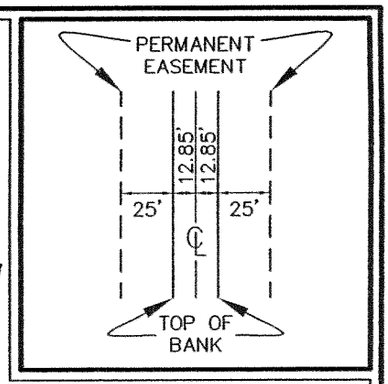
3698 JOHNSON MILL ROAD
RAEFORD, NORTH CAROLINA 28376
PHONE: (910) 904-6777
FAX: (910) 904-5777

4D SITE SOLUTIONS, INC
CONSTRUCTION & ROADWAY LAYOUT GPS LAND SURVEYING

EXHIBIT
A



VICINITY MAP NOT TO SCALE



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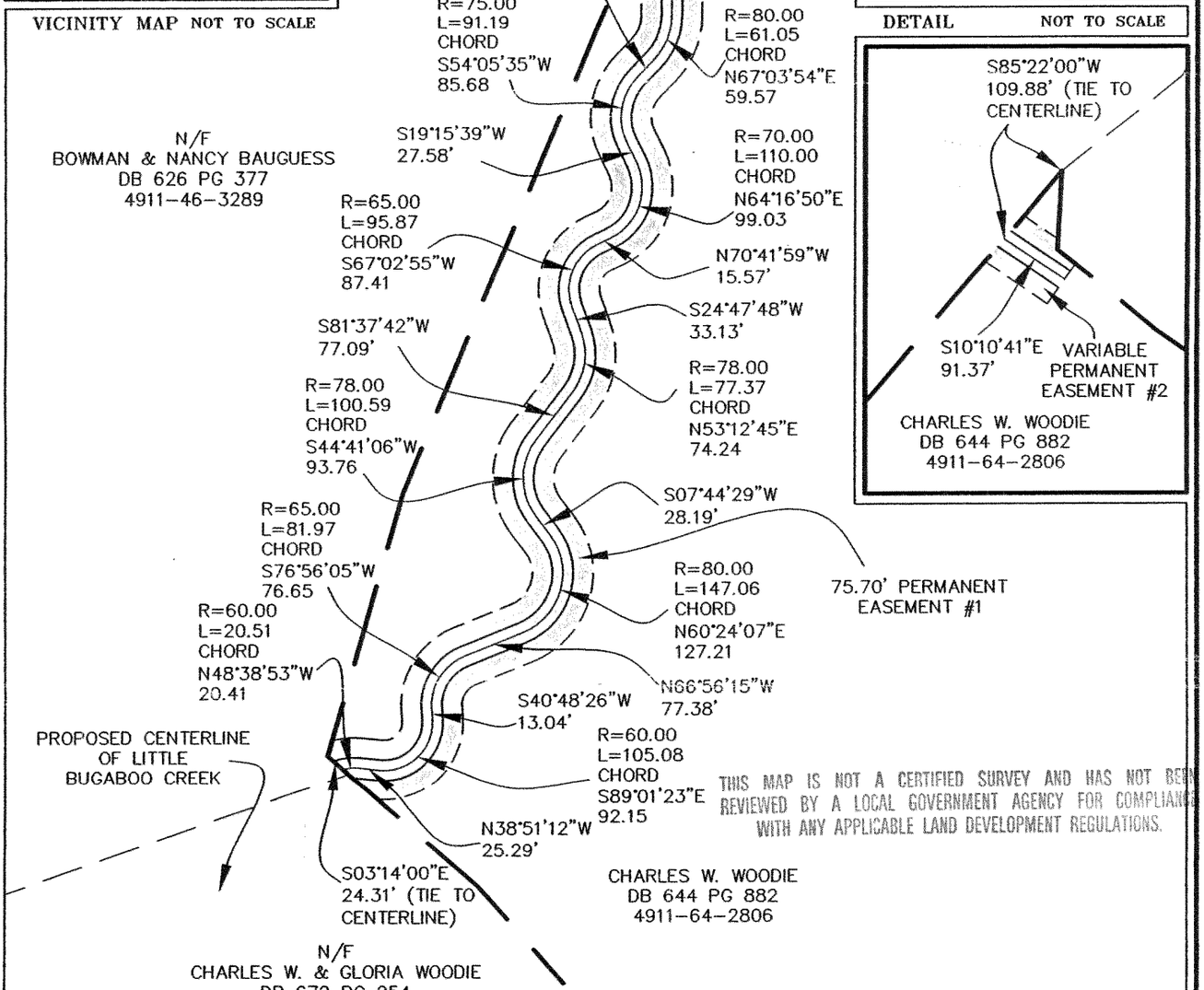

THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

REFERENCES:
DB 644, PG 882

NOTE: A FIELD SURVEY WAS NOT PERFORMED.
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THE PURPOSE OF THIS MAP IS TO SHOW THE PERMANENT EASEMENT FOR LITTLE BUGABOO CREEK

TOTAL EASEMENT AREA:
114,671 SF (2.63 AC)

LEGEND:
N/F-NOW OR FORMERLY

CONSERVATION EASEMENT MAP FOR

CLIENT: CHARLES W. WOODIE
ADDRESS: 831 HOOTS ROAD
CITY: ROARING RIVER
SCALE: 1" = 200'
PIN: 4911-64-2806

NORTH CAROLINA
EDWARDS TOWNSHIP
WILKES COUNTY
DATE: OCTOBER 28, 2002

GRAPHIC SCALE

200 0 100 200 400 800

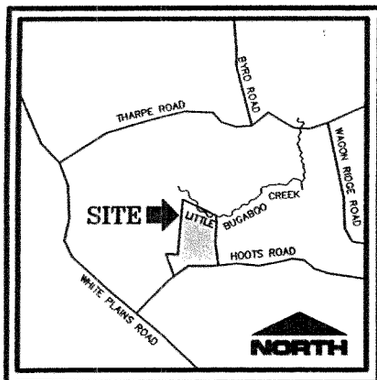
(IN FEET)
1 inch = 200 ft.

DRAWN BY: SEAN
PROJECT: 00024
REVISED: 12-12-02

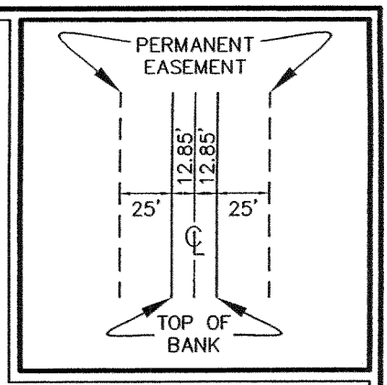
3698 JOHNSON MILL ROAD
RAEFORD, NORTH CAROLINA 28376
PHONE: (910) 904-6777
FAX: (910) 904-5777

4D SITE SOLUTIONS, INC
CONSTRUCTION & ROADWAY LAYOUT GPS LAND SURVEYING

EXHIBIT B



VICINITY MAP NOT TO SCALE



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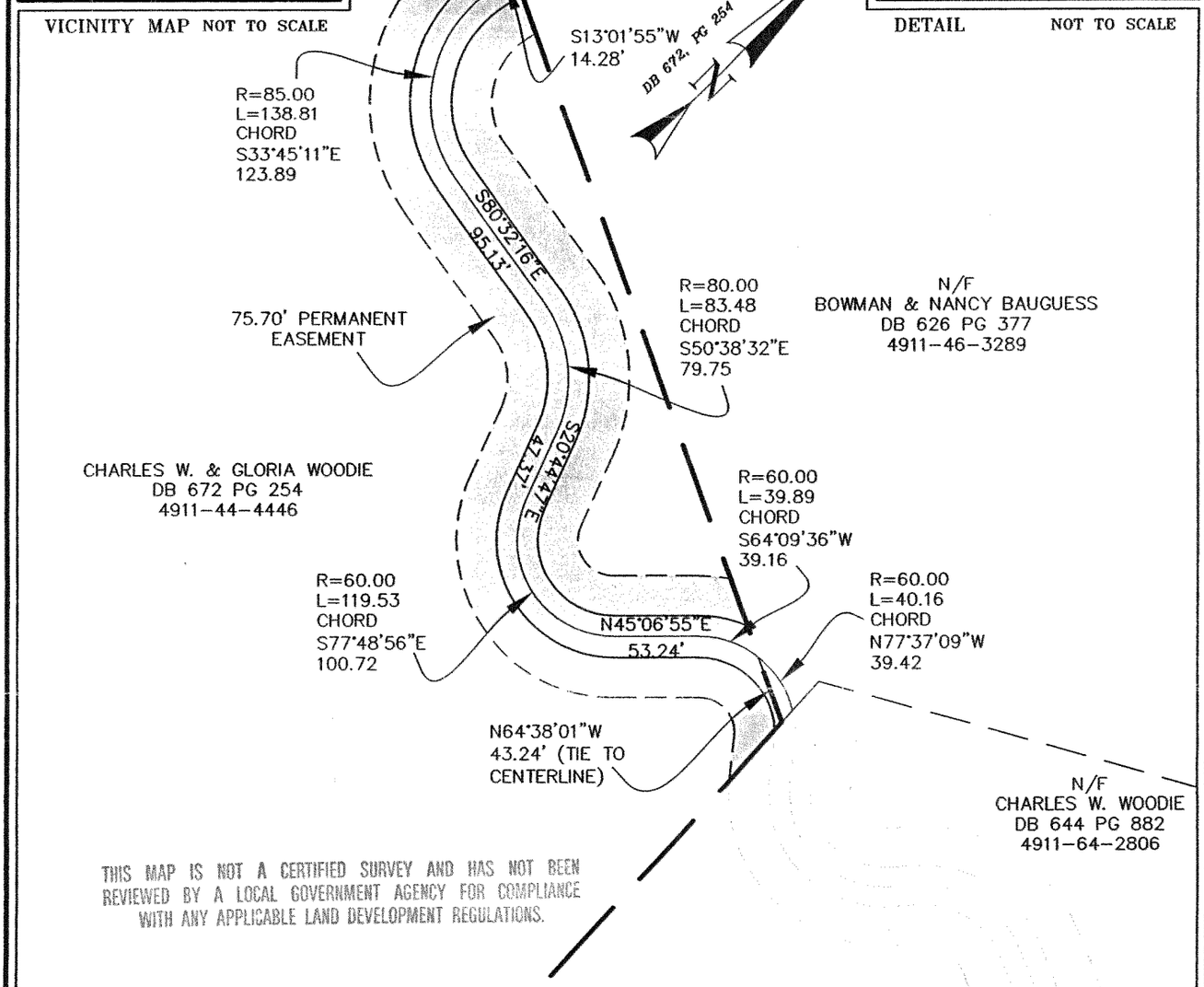


THIS MAP IS NOT A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS.

REFERENCES:
DB 672, PG 254

TOTAL EASEMENT AREA:
45,268 SF (1.04 AC)

LEGEND:
N/F-NOW OR FORMERLY

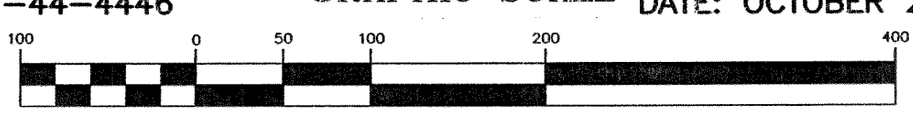
NOTE: A FIELD SURVEY WAS NOT PERFORMED.
BOUNDARY INFORMATION WAS TAKEN FROM DB 672, PG 254.
THIS MAP DOES NOT MEET GS 47-30
THE PURPOSE OF THIS MAP IS TO SHOW THE PERMANENT EASEMENT FOR LITTLE BUGABOO CREEK

CONSERVATION EASEMENT MAP FOR

CLIENT: CHARLES W. & GLORIA WOODIE
ADDRESS: 285 HOOTS ROAD
CITY: ROARING RIVER
SCALE: 1" = 100'
PIN: 4911-44-4446

NORTH CAROLINA
EDWARDS TOWNSHIP
WILKES COUNTY
DATE: OCTOBER 28, 2002

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

DRAWN BY: SEAN
PROJECT: 00024
REVISED: 12-12-02

3698 JOHNSON MILL ROAD
RAEFORD, NORTH CAROLINA 28376
PHONE: (910) 904-6777
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EXHIBIT
C