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GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE $26.00

Prepared by and return to:
Robert H. Merritt, Jr.
P. O. Box 1351
Raleigh, NC 27602

STATE OF NORTH CAROLINA

COUNTY OF GUILFORD

ACCESS EASEMENT
(CE-7)

THIS ACCESS EASEMENT, made this 20th day of January, 2016, by and between DEBORAH O. STEPP and husband WYMAN RAY STEPP and SARAH R. O'BRYANT, a widow (hereinafter "Grantor"), and the STATE OF NORTH CAROLINA (hereinafter "Grantee"), whose address is the State of North Carolina, Department of Administration, State Property Office, 1321 Mail Service Center, Raleigh, North Carolina 27699-1321.

WITNESSETH:

WHEREAS, Grantor owns that certain tract of land more particularly described in Book 5104, Page 1734, Guilford County Registry, and having a tax parcel identification number of 0130166 ("Grantor's Property"); and

WHEREAS, Grantee has or will be granted a permanent conservation easement across a portion of Grantor's Property and Grantee desires to obtain a perpetual, non-exclusive easement for ingress, egress and access to Grantor's Property to facilitate access to and from said conservation easement and to allow for the construction and maintenance of the perpetual conservation easement by Grantee and Grantee's agents and/or contractors.

WHEREAS, access to Grantor's Property is over a twenty foot (20') exclusive use access easement leading from Middleland Drive to Grantor's Property as shown on plat recorded at Plat Book 101, Page 62, Guilford County Registry (the "20' Access Easement") and Grantor is willing to provide to Grantee access over said 20' Access Easement and Grantor is willing to provide to Grantee access over said 20' Access Easement for such purposes;

NOW, THEREFORE, in consideration of the sum of ONE DOLLAR, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantor does hereby grant and convey unto Grantee, its successors and assigns, a perpetual, non-exclusive easement and right-of-way for ingress, egress and access across, over and upon the 20'

Access Easement to Grantor's Property, said 20' Access Easement being more particularly described in the plat recorded at Plat Book 101, Page 62, Guilford County Registry.

This easement is granted subject to all existing rights, rights-of-way and easements within the access easement area herein described. The easement herein granted is in addition to any other easement for ingress, egress or access to or over Grantor's Property provided in the conservation easement deed or plat.

Grantor reserves the right to utilize the area within the easement area for all purposes not inconsistent with the easement rights herein conveyed.

TO HAVE AND TO HOLD the aforesaid access easement for ingress and egress under the terms set forth above, unto said Grantee, its successors and assigns, in perpetuity; the right of way and easement granted herein shall be appurtenant to and run with the Grantor's Property for the purpose of providing permanent access to the Conservation Easement of Grantee located on Grantor's Property as herein described.

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

GRANTOR:

Deborah O Stepp (SEAL)
Deborah O. Stepp

Wyman Ray Stepp (SEAL)
Wyman Ray Stepp

Sarah R. O'Bryant (SEAL)
Sarah R. O'Bryant, a widow

STATE OF ~~NORTH CAROLINA~~ Tennessee
COUNTY OF Davidson

I, Angela C. West, the undersigned Notary Public, certify that **Deborah O. Stepp and husband, Wyman Ray Stepp,** personally appeared before me this day, and acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this the 25th day of January, 2016.

ANGELA C. WEST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES NOV. 6, 2017

Angela C. West
Notary Public

Angela C. West
Typed or Printed Name of Notary

My Commission Expires: Nov. 6, 2017

STATE OF NORTH CAROLINA
COUNTY OF WAKE

I, ROBERT H. MERRITT, JR, the undersigned Notary Public, certify that **Sarah R. O'Bryant, a widow,** personally appeared before me this day, and acknowledged the due execution of the foregoing document.

Witness my hand and Notarial stamp or seal this the 20th day of JANUARY, 2016.

ROBERT H. MERRITT, JR. NOTARY PUBLIC WAKE COUNTY, NC

Robert H Merritt Jr
Notary Public
ROBERT H. MERRITT, JR
Typed or Printed Name of Notary

My Commission Expires: 5-1-2017

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