

FILED
YADKIN COUNTY

BOOK PAGE

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A238 004

REGISTER OF DEEDS

Abstract No.

Excise Tax

Recording Time, Book & Page

This instrument was prepared by ZACHARY, ZACHARY & HARDING,
ATTORNEYS AT LAW, YADKINVILLE, NORTH CAROLINA

NORTH CAROLINA

YADKIN COUNTY

This deed of easement made and entered into this the
..... day of February, 1983, by and between KATE HUTCHENS,
(Unmarried) of Yadkin County, North Carolina, hereinafter
called Grantor, to MONROE B. POTTS and wife, ELOISE H.
POTTS, of Yadkin County, North Carolina, hereinafter called
GRANTEES.

WITNESSETH:

WHEREAS, the said KATE HUTCHENS is the owner of a tract
of land containing approximately 1 acre, more or less, being
located in North Liberty Township, Yadkin County, North
Carolina, having been obtained from J. Walter Hutchens and
wife, Rosa Hutchens, by deed recorded in Book 78, Page 309,
Yadkin County Registry, the said 1 acre tract lying on the
north side of Old Highway 421 (NCSR No. 1605) between the
said roadway and the property of the grantees as hereafter
set out;

WHEREAS, the said MONROE B. POTTS and wife, ELOISE H.
POTTS are owners of a two acre tract of land, being located
in North Liberty Township, Yadkin County, North Carolina,
one acre having been obtained from J. Walter Hutchens and
wife, Rosa Hutchens, by deed recorded in Book 62, Page 412,
Yadkin County Registry, the other acre having been obtained
from Mary Hutchens, Widow, et al, by Deed recorded in Book
102, Page 505, Yadkin County Registry;

AND WHEREAS, said Grantor desires to convey to said
Grantees, together and separate, a right of way easement
across the lands of said Grantor, to and from N.C. State
Road 1605 (Old Highway No. 421) and the lands of the
Grantees as hereinabove setout;

NOW, THEREFORE, in consideration of the sum of ONE
DOLLAR AND OTHER VALUABLE CONSIDERATIONS in hand paid the
receipt of which is hereby acknowledged, said Grantor does
hereby grant, bargain, sell and convey unto said Grantees,
their heirs, assigns and successors in title forever a
perpetual non-exclusive right of way easement for a roadway
of ingress, egress and regress to be appurtenant to and run
with the property referred to above, with said right of way
easement being across and running with the following
described tract of land;

No Taxable Consideration

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YADKINVILLE, N. C. 27056
810 679-0823
810 723-6106

A238 035

BEING A RIGHT OF WAY EASEMENT TWENTY-FIVE (25) FEET in width, the said easement extending TWENTY-FIVE (25) FEET East of the following described boundary line. Said right of way easement extending twenty-five feet in width running across and running with the lands of the Grantor herein, located in North Liberty Township, Yadkin County, North Carolina, said boundary line being more particularly described as follows:

BEGINNING at a point in the center of N.C. State Road No. 1605 (Old Highway #421), said point being Kate Hutchens' Southwest corner (See Deed Book 78, Page 309, Yadkin County Registry) and a corner of Jesse Pardue; thence running with the Hutchens-Pardue line North 04 degs. East 160 feet to a point in the Monroe and Eloise Potts'-Jesse Pardue line. Said easement extending TWENTY-FIVE (25) FEET to the East of the above described line.

It is mutually understood and agreed between the parties hereto that Grantor gives to Grantees the perpetual, but non-exclusive right of egress, ingress and regress over the said easement described above, said right of way and easement to be exercised in conjunction with said Grantor and her respective heirs and successors in title forever.

TO HAVE AND TO HOLD said right of way and easement to them the said Grantees and their heirs and assigns and successors in title forever; it being agreed that the right of way and easement hereby granted is appurtenant to and runs with the lands hereinabove referred to.

IN WITNESS WHEREOF, the Grantor, KATE HUTCHENS, hereunto sets her hands and seals.

Kate Hutchens..... (SEAL)
KATE HUTCHENS

NORTH CAROLINA

YADKIN COUNTY

I, the undersigned Notary Public of Yadkin County, North Carolina, do hereby certify that KATE HUTCHENS, personally appeared before me this day and acknowledged the due execution of the foregoing easement.

Witness my hand and official seal, this the *4th* day of *February*...., 1982.

Dorothy M. Sherry.....
Notary Public
Christy Sherry

My Comm. Expires.....

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BOOK PAGE

A238 036

NORTH CAROLINA

YADKIN COUNTY

The foregoing certificates of *Dorothy M. Shore*
Rest. R. S. C.
are certified to be correct. This instrument and this
certificate are duly registered at the time and date in the
book and page shown on the first page hereof.

Bill N. Remy..., Register of
Deeds of Yadkin County, NC

By *Mary Jane Castles*..
Assistant/Deputy

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