



2023014454

DAVIDSON CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

08-15-2023 01:57:08 PM

MICHAEL E. HORNE

REGISTER OF DEEDS

BY: KELLY DAVIS

DEPUTY II

BK: DE 2612

PG: 2331-2331

STATE OF NORTH CAROLINA  
COUNTY OF DAVIDSON

**RIGHT-OF-WAY EASEMENT**

KNOWN ALL MEN BY THESE PRESENTS, that we the undersigned,

Riverfront Ventures, LLC Parcel I.D. 1802700000008A  
Coble Farms Development Phase 1 Old Salisbury Rd Lexington NC

For a good and valuable consideration, the receipt whereof is hereby acknowledged, do hereby grant unto the CITY OF LEXINGTON, a Municipal Corporation of the state of North Carolina, its successors or assigns the right to enter upon the lands of the undersigned, situated in the County of Davidson, State of North Carolina, and more particularly described as follows:

A tract of land approximately 20.4 AC's in area, located 0.3 miles in a Westerly direction from the City of Lexington, and further described as being in Lexington Township and being bounded by the lands of Davidson County on the North, Old Salisbury Rd, S.R. # 1147 on the East, Marie L. Simpson on the South, Vickie V Creswell on the West and others; And to construct, operate and maintain on the above-described lands and/or in or upon all streets, roads or highways abutting said lands. An electric transmission or distribution line or system and to cut and trim trees and shrubbery that may interfere with or threaten to endanger the operation and maintenance of said line or system.

The undersigned agree that all poles, wires and other facilities, including any main service entrance equipment, installed on the above-described lands at the City's expense shall remain the property of the City of Lexington, removable at the option of the City of Lexington, upon termination of service to or on said lands.

The undersigned covenant that they are the owners of the above-described lands.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, this 30 day of MAY, 20 23.

(Affix Corporate Seal)

RIVERFRONT VENTURES, LLC  
(Name of Corporation)  
By: DAVID B COE  
MEMBER/MANAGER President

Attest:

\_\_\_\_\_  
Secretary

STATE OF NORTH CAROLINA-COUNTY OF DAVIDSON

I, JEFFREY W. JONES Notary Public of the County and State aforesaid, Certify that DAVID B. COE came before me this day and acknowledged that he/she is Member/Manager (title) of RIVERFRONT VENTURES, LLC a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Member/Manager (title) of Riverfront Ventures, LLC, a corporation and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its Witness my hand and official stamp or seal, this the 30th day of MAY, 20 23.

My Commission Expires:  
July 16th, 2026

Jeffrey W Jones  
Notary Public

Jeffrey W Jones  
Notary Public  
Davidson County, NC

STATE OF NORTH CAROLINA-COUNTY OF DAVIDSON

The foregoing Certificate of \_\_\_\_\_  
Is certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown above on this page.

REGISTER OF DEEDS for DAVIDSON COUNTY, NC  
By: \_\_\_\_\_ Deputy/ Assistant-Register of Deeds