

FORSYTH CO, NC 104 FEE: \$ 20.00
PRESENTED & RECORDED: 12/08/2003 11:41AM
DICKIE C. WOOD REGISTER OF DEEDS BY: WILLIAM
STATE OF NC REAL ESTATE EXTS: \$ 2.00
BK 2429 P 628 - P 630

↓ 102

*Access
Easement*

Box 30

Prepared By: Charles C. Green, Jr.

NORTH CAROLINA)
)
FORSYTH COUNTY)

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 31 day of MARCH, 2003, by HUBBARD REALTY OF WINSTON-SALEM, INC., a North Carolina Corporation, and MCGUIRE CONSTRUCTION CO., INC., a North Carolina Corporation, hereinafter called the Grantor(s), to CITY OF WINSTON-SALEM, a municipal corporation of Forsyth County, North Carolina, party of the second part, hereinafter called the Grantee;

WITNESSETH:

That the Grantor, in consideration of One Dollar and other valuable consideration (\$1.00 & o.v.c.) to it paid by the Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and by these presents does bargain, sell and convey unto the Grantee, its successors and assigns, a permanent easement and right of way across the property of the Grantor for ingress and egress [including but not limited to the right to maintain and repair the same in connection with the Grantee's reasonable use thereof], said property of the Grantor being situated in Southfork Township, Forsyth County, North Carolina, and the easement and right of way hereby conveyed being described as follows:

A 20' access easement, the centerline of which is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN

TO HAVE AND TO HOLD the aforesaid easement and right of way and all privileges and appurtenances thereunto belonging, to the Grantee and his successors and assigns forever.

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

Hubbard Realty of W-S, Inc., a North Carolina Corporation

Lawrence S. Hubbard
President



Lawrence S. Hubbard
Secretary

McGuire Construction Co., Inc., a North Carolina Corporation



[Signature]
President

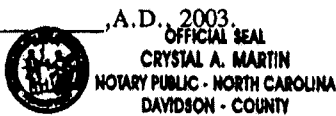
Rosa J. Craft
Ass't Secretary

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Crystal A. Martin, a Notary Public of the County and State aforesaid, do hereby certify that Emm B. Hubbard

personally appeared before me this day and she(s) is the Secretary of Hubbard Realty of Winston-Salem, Inc., 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 Secretary, seal with its corporate seal, and attested by her as its Secretary.

Witness my hand and notarial seal, this the 31st day of March



Crystal A. Martin
Notary Public

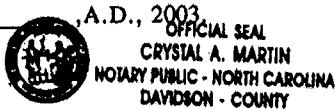
My Commission expires: 1/31/04

STATE OF NORTH CAROLINA)
COUNTY OF FORSYTH)

I, Crystal A. Martin, a Notary Public of the County and State aforesaid, do hereby certify that Lora J. Craft

personally appeared before me this day and she(s) is the Assistant Secretary of McGuire Construction Co., Inc., 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 Assistant Secretary, seal with its corporate seal, and attested by her as its Assistant Secretary.

Witness my hand and notarial seal, this the 31 day of March



Crystal A. Martin
Notary Public

My Commission expires: 1/31/04

NORTH CAROLINA)
FORSYTH COUNTY)

The foregoing certificate of Crystal A. Martin **FORSYTH**

is certified to be correct. This the 8 day of Dec., 2003.

STAMPS \$ _____ DICKIE C. WOOD, REGISTER OF DEEDS

Probate and Filing

Fee \$ _____ paid.

By: [Signature]
Deputy/Assistant

EXHIBIT "A"
West Clemmons ville Road Pump Station Access Road Easement
Lot 7, Block 3849C

BEGINNING at an existing iron, said iron being the northwesternmost corner of Tax Lot 6 of Tax Block 3849C; thence along the common boundary line between the Grantor and Tax Lot 12 of Tax Block 3849 South 88 deg. 42 min. 45 sec. West 247.95 feet to an existing iron, the southwesterly corner of said Tax Lot 12; thence along the Grantor's westerly line South 14 deg. 38 min. 41 sec. East 10.28 feet to a point; thence on new lines crossing the land of the Grantor along the following three calls: 1) North 88 deg. 42 min. 45 sec. East 206.80 feet to a point; 2) South 52 deg. 07 min. 47 sec. East 31.67 feet to a point; 3) South 12 deg. 58 min. 29 sec. East 75.51 feet to a point in a curve concave northerly and having a radius of 50.00 feet, said curve also being the cul-de-sac right-of-way line of Claxton Drive; thence along said right-of-way line a chord bearing and distance of North 65 deg. 20 min. 21 sec. East 20.42 feet to a point the common boundary line between said Lot 6 and the Grantor, said point also being a southwesterly corner of said Lot 6, thence along said common line North 12 deg. 58 min. 29 sec. West 97.87 feet to an existing iron, the point of BEGINNING. Containing 4503.23 square feet.

The above described easement is as shown on Sheet 2 of 3 on Map 8441-P, dated December 3, 2002 and any subsequent revisions, entitled West Clemmons ville Road Outfall prepared by the Engineering Division of the City of Winston-Salem and on file in the Office of the Department of Public Works, City Hall, Winston-Salem, North Carolina, to which reference is hereby made for a more particular description.