

Type: CONSOLIDATED REAL PROPERTY
Recorded: 2/5/2021 11:57:56 AM
Fee Amt: \$26.00 Page 1 of 4
Revenue Tax: \$0.00
Gaston, NC
Susan S. Lockridge Register of Deeds

4 RECORDING 26
REVENUE —
NSF —
ROTC ☐ PQ ☐ CS ☐

BK 5196 PG 1898 - 1901

DEED OF EASEMENT

Return to:

Thomas B. Kakassy

Kakassy Law, PLLC

PO Box 2436

Gastonia, NC 28053

UNOFFICIAL

DEED OF EASEMENT

Drawn by & Return to:
Thomas B. Kakassy, PO Box 2436, Gastonia, NC 28053

NORTH CAROLINA

GASTON COUNTY

THIS DEED OF EASEMENT, made and entered into this 14th day of January, 2021, is by and between Robert David Ross and wife, Shirley C. Ross, herein collectively referred to as "Grantor"; and Aaron Christian Long and Mary B. Long, hereinafter collectively referred to as "Grantee"; all parties being of Gaston County, North Carolina;

WITNESSETH:

THAT, WHEREAS, the Grantor are the owners of a certain tract of land described in Deed Book 2169, Page 423, in the Gaston County Public Registry; and

WHEREAS, the Grantee is the owner of a certain tract of land described in Deed Book 5196, Page 185, in the Gaston County Public Registry; and,

WHEREAS, the Grantor have agreed to convey unto the Grantee a legal easement along an existing dirt road, as hereinafter described, for the purposes of ingress and egress across a portion of Grantor's property, to Grantee's property.

NOW, THEREFORE, the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by the Grantee, the receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed and by these presents do give, grant, bargain, sell, convey and confirm, unto the Grantee herein, their heirs, successors and assigns, a perpetual non-exclusive agreement for ingress and egress, and access, said easement being described as follows.

The portion of Grantor/Owner's property subject to this easement is as follows: That certain acreage described in Deed Book 2169 at page 423 of the Gaston County Registry. The easement follows an existing dirt road and is further described as follows:

Beginning North 67-51-49 34.79 feet from the terminus of the southernmost edge of the right-of-way of Canterbury Road, State Road #1118, at its intersection with the southwesternmost line of Ross, Deed Book 2169 at Page 423 of the Gaston County Registry; proceeding from said beginning point the following directions and distances, a 20 foot easement; following its center

line: North 67-45-17 East 27.65 feet; thence North 70-04-16 East 38.78 feet; thence North 73-45-26 East 38.28 feet; thence North 75-58-51 East 39.45 feet to the line of the Grantee.

This easement to run with the land.

It is understood and agreed that the said easement and roadway shall and may be used in common by the Grantor and Grantee, and their heirs, successors and assigns.

No agreement is or has been made regarding the maintenance of the roadway, and this Deed of Easement implies no such agreement.

TO HAVE AND TO HOLD said perpetual easement for ingress, egress, and access, unto the Grantee, their heirs, successors, and assigns, subject to Grantor and his heirs, successors and assigns having the continued right to use said easement in common with Grantee, their heirs, successors, and assigns, and said easement hereby granted is appurtenant to and runs with the land of both parties; and the Grantor for himself, his heirs, successors, executors and assigns, hereby warrants and covenants that he is the sole owner of the property subject to this easement, that he solely has the right to grant said easement, and that he will warrant and defend the title to the same forever against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, or caused the execution hereof by authority duly given, the day and year above written.



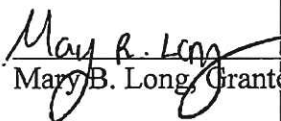
Robert David Ross, Grantor



Shirley C. Ross, Grantor



Aaron Christian Long, Grantee



Mary B. Long, Grantee

STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, Anitra S. McKelley, a Notary Public in and for said County and State, do hereby certify that Robert David Ross and Shirley C. Ross, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 14th day of January, 2021.

My Commission Expires: 09/15/2023

Anitra S. McKelley
Notary Public



STATE OF NORTH CAROLINA
COUNTY OF GASTON

NOTARY ACKNOWLEDGMENT

I, Amy L. Choate, a Notary Public in and for said County and State, do hereby certify that Aaron Christian Long and Mary B. Long, personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and notarial seal, this 4th day of February, 2021.

My Commission Expires: 8/10/2023

Amy L. Choate
Notary Public

