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Alexander, NC  
Benjamin W. Hines Register of Deeds  
File#

BK 603 PG 2218 - 2220

STATE OF NORTH CAROLINA

**DEED OF EASEMENT**

COUNTY OF ALEXANDER

Prepared By: Mark T. Davis, Attorney, P.O. Box 1087,  
Taylorsville, NC 28681

THIS DEED OF EASEMENT made and entered into this 19  
day of October, 2017 by and between PAULA JONES  
ALLEN, divorced, hereinafter "Grantor", and GRACE A. McLEOD  
and husband, LOYD CRAIG McLEOD, hereinafter "Grantees".

W I T N E S S E T H:

WHEREAS, the Grantor is the owner of a certain tract  
of real estate located South of and on Pilgrim Church Road,  
SR 1447, the property of the Grantor being shown by Deeds  
recorded in Book 346 at Page 19, Book 495 at Page 310, and  
Book 496 at Page 951 of the Alexander County Registry, all  
of said Deeds for the same property; and

WHEREAS, there is an existing roadway known as Ridley  
Ranch Road that has been in existence for over sixty (60)  
years running through the western boundary of the property  
of the Grantor to connect with Pilgrim Church Road, SR  
1447, and providing access for numerous owners of  
properties lying South of the property of the Grantor and  
to the East of the property of the Grantor; and

WHEREAS, the Grantees, GRACE A. McLEOD and husband,  
LOYD CRAIG McLEOD, are in the process of purchasing or have  
purchased from Mark Warren several tracts of real estate as  
said tracts of real estate are the same as shown in Deeds  
into Mark Warren recorded in Book 538 at Page 2257 and Book  
538 at Page 2265 of the Alexander County Registry, and the  
Grantees are also purchasing a tract of real estate of  
1.820 acres and a separate tract of 17.233 acres shown in

Plat Book 12 at Page 117, Sheet 2, as Tract Number 6, which was formerly owned by Rodney Rogers from Deed recorded in Book 402 at Page 622 of the Alexander County Registry, said 17.233 acre tract also being an overlap tract for which Mark Warren also had a Deed recorded in Book 538 at Page 2270 of the Alexander County Registry; and

WHEREAS, the Grantees are in need of a deeded right-of-way easement for the benefit of said lands being acquired from Mark Warren and Rodney Rogers and the Grantor has agreed to provide the same.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor does hereby bargain, grant, sell, and convey unto the Grantees herein, their heirs, successors, and assigns, a 25 foot wide non-exclusive right-of-way easement for ingress, egress and regress and the placement of all types of utilities, said 25 foot wide right-of-way being along the western boundary of the Grantor and being more particularly described as follows:

BEGINNING at a new iron set, said new iron being the southwestern corner of the Grantor, Paula Jones Allen; thence with the western boundary of the Grantor and the western boundary of said 25 foot wide right-of-way easement, North 22 degrees 01 minute 48 seconds East 137.49 feet to an iron or nail set in the northern paved portion of Pilgrim Church Road, SR 1447; thence with the paved portion of Pilgrim Church Road, SR 1447, North 61 degrees 47 minutes 20 seconds East 36.18 feet to a magnetic nail set; thence with the eastern margin of said 25 foot wide right-of-way easement, South 22 degrees 01 minute 48 seconds West 155.65 feet to an iron pin set; thence with the southern terminus of said right-of-way easement and the northern terminus of a dedicated right-of-way as shown in plat recorded in Plat Book 12 at Page 117, Page 1, dedicated by Cynthia Haldenby Tyson as Executrix of the Estate of Robert Haywood Morrison, and with the northern boundary of said 25 foot wide dedicated right-of-way from Plat Book 12 at Page 117, Page 1, and with the northern boundary of a 19 acre tract conveyed by Catawba Capital Corporation to Cynthia Handenby Tyson as Executrix of the Estate

of Robert Haywood Morrison and being Tract I in Deed recorded in Book 509 at Page 1624, this line being the 3rd to last call in said Tract I from said Deed, South 89 degrees 24 minutes 46 seconds West 25.07 feet to an iron set, the point and place of BEGINNING, the southwest corner of Paula Jones Allen.

IT IS UNDERSTOOD AND AGREED that said rights and easements shall be appurtenant to and shall run with the lands of the Grantor and Grantees herein, their heirs, successors and assigns, in perpetuity for the benefit of all of the lands identified herein. This right-of-way shall be non-exclusive in nature and for the mutual use of the Grantor and Grantees.

TO HAVE AND TO HOLD said rights and easements to the Grantees herein, their heirs, successors, and assigns in perpetuity.

IN WITNESSETH WHEREOF, the Grantor has hereunto set her hand and seal the day and year first above written.

Grantor:

Paula Jones Allen  
PAULA JONES ALLEN

STATE OF NORTH CAROLINA

COUNTY OF ALEXANDER

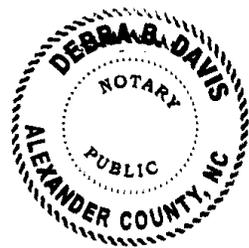
I, Debra B. Davis, a Notary Public of the above County and State, do hereby certify that PAULA JONES ALLEN personally appeared before me this day and signed the foregoing Deed of Easement for the purposes therein expressed.

Witness my hand and notarial stamp or seal this the 19<sup>th</sup> day of October, 2017.

Debra B. Davis  
Notary Public

Printed Name: Debra B. Davis

My Commission Expires: 8-16-2019



Grace McLeod/Deed of Easement