

WAKE COUNTY, NC 43
TAMMY L. BRUNNER
REGISTER OF DEEDS
PRESENTED & RECORDED ON
06/08/2021 13:09:09

BOOK:018541 PAGE:02214 - 02216

DECLARATION OF SHARED DRIVEWAY EASEMENT

Prepared by and Mail after recording to:
Henrietta M. Vazquez
11608 John Allen Rd Raleigh, NC 27614

North Carolina
Wake County

THIS DECLARATION OF SHARED DRIVEWAY EASEMENT made this the 21st day of January, 2021 by Wayne Alan Cooper and Henrietta M. Vazquez, Trustees of the Cooper Vazquez Revocable Trust dated November 25, 2019 (Declarant).

WITNESSETH:

THAT, WHEREAS, the Declarant is the owner of lots 2 and 3 shown on Book of Maps 2021 page 01032 of the Wake County Registry.

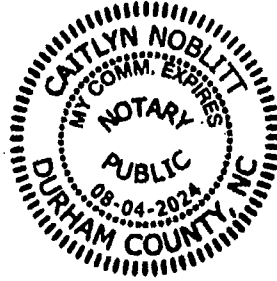
AND WHEREAS, the Declarant desires to set forth a perpetual shared driveway easement for the benefit of lots 2 and 3 shown on aforesaid map.

NOW, THEREFORE, the Declarant does hereby declare that the above described real property is subject to a 30 foot wide shared driveway easement described as follows:
Commencing at a point in the centerline of N.C. Highway 50 (Creedmoor Road), said point being the common corner of lots 2 and 3 shown on the map referenced herein; thence along the common line of aforesaid lots 2 and 3 S 79°08'22" W, 31.04' to a rebar stake on the western right of way line of N.C. Highway 50, the Point of Beginning; thence along the western right of way line of N.C. Highway 50 S 04°33'05" W, 9.34' to a point; thence leaving the western right of way line of N.C. Highway 50 S 79°08'22" W, 46.68' to a point; thence N 04°33'05" E, 9.34' to a point in the aforesaid common line; thence N 04°33'05" E, 21.78' to a point; thence N 79°08'22" E, 46.68' to a point on the western right of way line of N.C. Highway 50; thence along the western right of way line of N.C. Highway 50 S 04°33'05" W, 21.78' to the Point of Beginning containing 1,400 square feet.
There shall be no parking within the shared driveway easement. The owner of lots 2 and 3 shall share equally in the cost of maintaining and repairing the driveway within the shared driveway easement.

IN WITNESS WHEREOF, the Declarant has set forth this Declaration of Shared Driveway Easement as of the 21st day of January, 2021

Wayne A Cooper (SEAL)
Wayne Alan Cooper

Henrietta M. Vazquez (SEAL)
Henrietta M. Vazquez



STATE OF NORTH CAROLINA / Wake COUNTY

I, Caitlyn noblitt, Notary Public of the County and State aforesaid, certify that Wayne Alan Cooper and Henrietta M. Vazquez personally appeared before me this day and acknowledged the execution of the foregoing instrument for the purposes there expressed.

Witness my hand and official seal, this the 25 day of January, 2021.

My commission expires: 08-04-2024

Caitlyn Noblitt

Notary Public

Prepared by and Return To:
Kimberly P. Thomas, Esq.
Warren Shackleford & Thomas, PLLC
PO Box 1187
Wake Forest, NC 27588

NORTH CAROLINA

RESTRICTIVE COVENANTS
FOR
MINOR SUBDIVISION FOR
HENRIETTA M. VAZQUEZ

WAKE COUNTY

Wayne A. Cooper and Henrietta M. Vazquez, as Trustees of the Cooper Vazquez Revocable Trust dated November 25, 2019, hereinafter referred to as Declarant, hereby declares that the Property described on Exhibit A attached hereto and made a part hereof, is and shall hereinafter be held, transferred, sold and conveyed subject to the following Restrictive Covenants, which shall run with the Property, by whomsoever owned, to wit:

1. **LAND USE AND BUILDING TYPE.** All lots shall be used for single-family residential purposes. Any detached, single-family dwelling must be a "stick built" home. No mobile homes, single-wide or doublewide, shall be permitted to be built and/or constructed as part of this subdivision. Garages and other auxiliary buildings shall be allowed but only after declarant approval of such. Dwelling size shall be not less than 2,000 square feet if a ranch style home and not less than 2,500 for a two-story home. Any deviation from said footage must be approved by Declarant in writing prior to construction. Prior to the construction of any building within this subdivision, all plans and specifications for design, materials, location, and landscaping shall be provided to Declarant in writing for approval. Should Declarant fail to



Please retain yellow trailer page

It is part of the recorded document and must be submitted with the original for re-recording.

Tammy L. Brunner

Register of Deeds

Wake County Justice Center
300 South Salisbury Street, Suite 1700
Raleigh, NC 27601

☐ New Time Stamp

☐ \$25 Non-Standard Fee

☐ Additional Document Fee

☐ Additional Reference Fee

This Customer Group

_____ # of Excessive Entities

_____ # of Time Stamps Needed

This Document

_____ 3 # of Pages

EP