

RB823 P0388

FILED
YADKIN COUNTY, NC
KAREN H. WAGONER
REGISTER OF DEEDS

FILED Jan 31, 2007
AT 11:38:10 am
BOOK 00823
START PAGE 0388
END PAGE 0390
INSTRUMENT # 00572

STATE OF NORTH CAROLINA
COUNTY OF YADKIN

EASEMENT DEED

This easement for the purpose of ingress, regress and egress made and entered into this 28th day of December, 2006, by and between Thad J. Matthews and spouse, Elsie J. Matthews, hereafter called Matthews, and Household Realty Corporation, hereafter called HFC.

WITNESSETH:

WHEREAS, Matthews is the owner of property located 4717 and 4721 Friendship Circle Road in the City of East Bend, County and State aforesaid; and,

WHEREAS, HFC is the owner of property located at 5005 Friendship Circle, City of East Bend, County and State aforesaid; and,

WHEREAS, the property owned by HFC abuts the property of Matthews but has no road frontage and therefore must cross Matthews' property to have access to Friendship Circle Road; and,

WHEREAS, HFC acquired said property via foreclosure and was unaware of the aforementioned fact until after the foreclosure sale; and,

WHEREAS, a twenty(20) foot private roadway exists from HFC's property across Matthews property to Friendship Circle Road and Matthews has agreed to acknowledge the existence of this roadway and give HFC and its successors in title an easement to use this roadway for the purpose of egress, ingress and regress; and,

WHEREAS, the parties wish to formalize this agreement and record this easement with the Yadkin County Register of Deeds.

NOW THEREFORE, in consideration of the covenants and conditions contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties do hereby agree as follows:

1. Matthews does hereby establish, give, grant and convey to HFC, his successor and assigns, an easement twenty(20) feet in width lying ten(10) feet on both sides of a the centerline for the purpose of ingress, regress and egress from Friendship Circle Road to the property currently owned by HFC, said easement being described in Exhibit "A" which is made a part hereof and incorporated herein by reference.
2. Furthermore, the parties, their successors and assigns also agree to maintain this existing roadway in such a manner so that the road will remain functional and passable.

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3. The parties also agree that his document will be recorded with the Register of Deeds of Yadkin County.
4. HFC also executes this instrument to acknowledge their responsibility to assist in the maintenance of said easement/roadway. until sold.

WITNESS our hands and seals the year and day first above written.

Household Realty Corporation

Dana M. Hoppus (SEAL)
BY: **Dana M. Hoppus**
Asst. Vice President

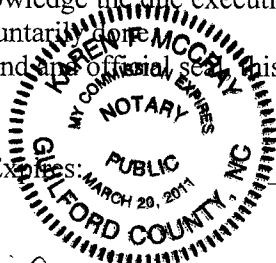
Thad J. Matthews (SEAL) *Deceased* (SEAL)
Thad J. Matthews Elsie J. Matthews

STATE OF NORTH CAROLINA
COUNTY OF ~~YADKIN~~ Guilford

I, the undersigned, a Notary Public for the County and State aforesaid, do hereby certify that Thad J. Matthews and ~~Elsie J. Matthews~~ Deceased did personally appear before me this day and acknowledge the due execution of the foregoing instrument and that said execution was voluntarily done.

Witness my hand and official seal, this 29th day of December, 2006.

My Commission Expires:



Karen J. McClay
Notary Public

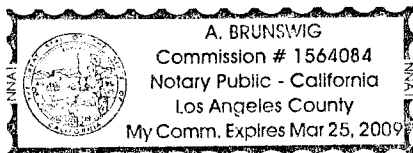
STATE OF California
COUNTY OF Los Angeles

I, the undersigned, a Notary Public, do hereby certify that Dana M. Hoppus personally came before me this day and acknowledged that he/she is the Asst. Vice President of Household Realty Corporation, a Delaware corporation, and he/she in such representative capacity voluntarily executed this instrument for the purposes stated therein.

Witness my hand and official seal, this 31st day of January, 2007 ~~December, 2006~~.

My Commission Expires:

[Signature]
Notary Public



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EXHIBIT 'A'

BEGINNING on the eastern property line of HFC's property, formerly the property of Michael Barry Davis and Corene Ellen Davis as found in Deed Book 291, Page 931, Yadkin County Registry and continuing from said point the easement centerline the following calls: South 70 deg. 17 min. 37 sec. West 12.06 feet to a point; thence South 63 deg. 38 min. 57 sec. West 3.47 feet to a point; thence South 63 deg. 38 min. 57 sec. West 36.62 feet to a point; thence South 40 deg. 39 min. 26 sec. West 36.63 feet to a point; thence South 15 deg. 12 min. 22 sec. West 48.99 feet to a point; thence South 29 deg. 49 min. 22 sec. West 98.42 feet to a point; thence South 18 deg. 14 min. 57 sec. West 83.63 feet to a point in the center of SR 1536, the end of said easement centerline.

The above description was taken from a survey by Allied Associates, P.A., dated December 4, 2006, PROJ. #PA061115, reference to which is hereby made for a more particular description.