

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2019 Feb 15 11:40 AM NC Rev Stamp: \$ 0.00  
Book: 3673 Page: 711 - 716 Fee: \$ 26.00  
Instrument Number: 2019001810

HARNETT COUNTY TAX ID#

02-15-2019 BY SB

Prepared by and return to: Nolan R. Perry, Esq. | Morgan & Perry Law, PLLC  
920 Durham Street; Fuquay-Varina, NC 27526

STATE OF NORTH CAROLINA

Submitted electronically by Morgan & Perry Law, PLLC in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

COUNTY OF HARNETT

### DRIVEWAY EASEMENT

THIS DRIVEWAY EASEMENT ("Easement"), made this 14<sup>th</sup> day of February, 2019 by and between PLJS PROPERTIES, LLC (collectively referred to as "Grantor"), and PLJS PROPERTIES, LLC (hereinafter collectively referred to as "Grantee").

### WITNESSETH:

WHEREAS, Grantor is the owner of a certain tract of land lying and being in Holly Springs, North Carolina, as more particularly described on Exhibit A attached hereto and made a part hereof ("Grantor's Property");

WHEREAS, Grantee has need of easements over and across a portion Grantor's Property being more particularly on Exhibit C (the "Easement Area") for the purpose of ingress and egress for driveway purposes for Grantee's adjacent property lying and being in Holly Springs, North Carolina, as more particularly described on Exhibit B attached hereto and made a part hereof ("Grantee's Property");

WHEREAS, Grantor desires to provide said easements to Grantee for the aforesaid purposes.

NOW, THEREFORE, in consideration of TEN and No/100<sup>th</sup> DOLLARS (\$10.00) in hand paid and other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee hereby agree as follows:

Grantor hereby grants and conveys to Grantee a non-exclusive easement over the Easement Area for driveway purposes only.

Grantee and Grantor shall maintain all gravel and the curb in the Easement Area located in Lot 4 and split the cost thereof. Any damage to the easement caused by one party or the guest of one party should be the sole expense of that party.

Grantee, at Grantee's sole expense, shall maintain all gravel and the curb in the Easement Area located in Lot 4-A.

Grantee hereby indemnifies and agrees to hold Grantor harmless from and against any and all loss, damage or liability or claim thereof, including attorney fees, which Grantor may incur as a result of the exercise of Grantee's rights under this Easement.

The easement hereby granted shall be perpetual and shall run with the land, provided, however, at such time as (i) Grantee removes or substantially removes the existing residential structure on Grantee's Property or (ii) repairs, repaves or abandons the current driveway now existing on Grantee's Property, then all rights granted hereunder, including, but not limited to, the right of ingress and egress over, across and through the Easement Area, shall be immediately extinguished and the grant contained herein shall be void.

This easement shall be a covenant running the land to both titles and shall inure to the benefit of and be binding upon the parties hereto and their respective representatives, heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned parties to this Easement have hereunto set their hands and affixed their seals as of the date first above-written.

SIGNATURE



NOTARY



NORTH CAROLINA

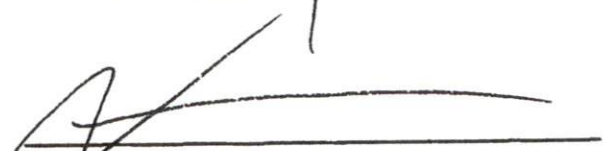
COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she is authorized by PLJS PROPERTIES, LLC to sign on their behalf and signed the foregoing document:

H. Judson Smith

Witness my hand and official stamp or seal, this the 14 day of February, 2019.

My Commission Expires: 7/9/22

  
\_\_\_\_\_  
Notary Public

Print Notary Name: Nolan R Perry



**EXHIBIT A**

**Grantor's Property**

BEING all of Lot 4 as shown on a plat recorded in Book 2019, Page 38 of the Harnett County Registry, to which reference is hereby made for a greater certainty of description.

**EXHIBIT B**

**Grantee's Property**

BEING all of Lot 4-A as shown on a plat recorded in Book 2019, Page 38 of the Harnett County Registry, to which reference is hereby made for a greater certainty of description

**EXHIBIT C**

**Easement Area**

Being that drive way shown on plat recorded in Book 2019, Page 38 of the Harnett County Registry and identified as "gravel drive" on said plat.

2-15-2019 BY MT

For Registration Kimberly S. Hargrove  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2019 Feb 15 11:40 AM NC Rev Stamp: \$ 0.00  
Book: 3673 Page: 708 - 710 Fee: \$ 26.00  
Instrument Number: 2019001809

HARNETT COUNTY TAX ID#

02-15-2019 BY SB

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00 (gift)

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0615-93-8846.000

Mail after recording to: PO Box 1989; Fuquay-Varina, NC 27526

This instrument was prepared by: **Morgan & Perry Law, PLLC**

**NO TITLE CERTIFICATION**

THIS DEED made this 14th day of February, 2019 by and between

**GRANTOR**

Submitted electronically by  
Morgan & Perry Law, PLLC  
in compliance with North  
Carolina statutes governing  
recordable documents and the  
terms of the submitter  
agreement with the Harnett  
County Register of Deeds.

**PLJS PROPERTIES, LLC**

1421 E. Broad Street; Suite 343  
Fuquay-Varina, NC 27526

**GRANTEE**

**PLJS PROPERTIES, LLC**

1421 E. Broad Street; Suite 343  
Fuquay-Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Holly Springs, Harnett County North Carolina and more particularly described as follows:

See EXHIBIT A.

THE PURPOSE OF THIS DEED IS TO SUBDIVIDE PROPERTY PURSUANT TO MAP RECORDED IN BOOK 2019, PAGE 38 OF THE HARNETT COUNTY REGISTRY.

All or a portion of the property hereinabove described was acquired by Grantor by instrument recorded in Book 3667, Page 182, Harnett County Registry.

All or a portion of the property herein conveyed does not include the primary residence of the Grantor.

A map showing the above described property is recorded in Book 2019 and Page 38-39 and referenced within this instrument.

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

And the Grantor covenants with the Grantee, that Grantor is seized of the premises in fee simple, has the right to convey the same in fee simple, that title is marketable and free and clear of all encumbrances, and that Grantor will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated.

Title to the property hereinabove described is subject to the following exceptions:

All such valid and enforceable easements, restrictions, and rights of way of record and any ad valorem taxes which may be outstanding.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Signature] (SEAL) \_\_\_\_\_ (SEAL)

By: H. Judson Smith \_\_\_\_\_ (SEAL)

Title: Owner/Member-Manager

NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she is authorized by PLJS PROPERTIES, LLC to sign on their behalf and signed the foregoing document:

H. Judson Smith

Witness my hand and official stamp or seal, this the 14 day of February 2019.

My Commission Expires: 7/6/22

[Signature]  
Notary Public

Print Notary Name: Nolan R Perry

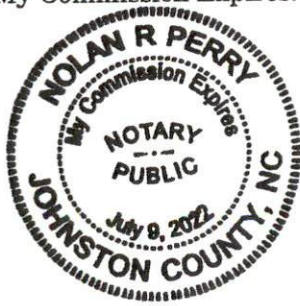




EXHIBIT A

BEING all of Lot 4 as shown on a plat recorded in Book 2019, Page 38 of the Harnett County Registry, to which reference is hereby made for a greater certainty of description.

HARNETT COUNTY TAX ID#

For Registration Kimberly S. Hargrove

Register of Deeds

Harnett County, NC

Electronically Recorded

2019 Feb 15 11:40 AM NC Rev Stamp: \$ 0.00

Book: 3673 Page: 705 - 707 Fee: \$ 26.00

Instrument Number: 2019001808

02-15-2019 BY SB

HARNETT COUNTY TAX ID#  
o/o 050615 0001 23

02-15-2019 BY MT

**NORTH CAROLINA  
GENERAL WARRANTY DEED**

Excise Tax: \$ 0.00 (gift)

Recording Time, Book and Page

Tax Map No.

Parcel Identifier No. 0615-93-8896.00

Mail after recording to: PO Box 1989; Fuquay-Varina, NC 27526

This instrument was prepared by: **Morgan & Perry Law, PLLC****NO TITLE CERTIFICATION**

THIS DEED made this 14th day of February, 2019 by and between

Submitted electronically by  
Morgan & Perry Law, PLLC in  
compliance with North Carolina  
statutes governing recordable  
documents and the terms of the  
submitter agreement with the  
Harnett County Register of  
Deeds.

**GRANTOR****PLJS PROPERTIES, LLC**1421 E. Broad Street; Suite 343  
Fuquay-Varina, NC 27526**GRANTEE****PLJS PROPERTIES, LLC**1421 E. Broad Street; Suite 343  
Fuquay-Varina, NC 27526

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which is hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in the City of Holly Springs, Harnett County North Carolina and more particularly described as follows:

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IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officer(s), the day and year first above written.

[Signature] (SEAL) \_\_\_\_\_ (SEAL)

By: H. Judson Smith \_\_\_\_\_ (SEAL)

Title: Owner/Member-Manager

NORTH CAROLINA

COUNTY OF WAKE

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she is authorized by PLJS PROPERTIES, LLC to sign on their behalf and signed the foregoing document:

H. Judson Smith

Witness my hand and official stamp or seal, this the 14 day of February, 2019.

My Commission Expires: 7/9/22



[Signature]  
Notary Public

Print Notary Name: Nolan R Perry



EXHIBIT A

BEING all of Lot 4-A as shown on a plat recorded in Book 2019, Page 38 of the Harnett County Registry, to which reference is hereby made for a greater certainty of description.