


*Terry C. Faircloth, PLS*  
6042 Lexington Drive, Hope Mills, NC 28348  
Surveying-Land Planning-Construction Staking  
Phone # (910)-494-7444  
Email: fairclothsurveying@yahoo.com

**From: King's Residential Group, LLC**

**To: Raul and Maylin Castillo**

**30' Wide Ingress, Egress, Regress and Utility Easement.**

**Beginning at an existing Mag Nail in the centerline of S.R. 2039 (Walker Rd. 60' Public R/W), Said Mag Nail being the Southwest corner of Tract 3 recorded in Plat Book 2003, Page 937 of the Harnett County Registry; Thence running with the Southern line of said Tract 3 for a first call, North 73 degrees 05 minutes 52 seconds East, a distance of 30.79 feet to an existing iron pipe on the R/W line; Thence continuing along the Southern line of Tract 3, North 73 degrees 05 minutes 52 seconds East, a distance of 565.37 feet to an existing iron pipe in the Eastern line of Tract 3; Thence along the said Eastern line, North 17 degrees 45 minutes 34 seconds West, a distance of 30.00 feet to a point in the aforementioned Eastern Line; Thence a new line running parallel to the aforesaid Southern line of Tract 3; South 73 degrees 05 minutes 52 seconds West, a distance of 558.14 feet to a point on the aforementioned R/W; Thence South 73 degrees 05 minutes 52 seconds West, a distance of 30.61' to a point in said centerline of S.R. 2039; Thence South 03 degrees 49 minutes 37 seconds East, a distance of 30.80' to the Point of Beginning, containing 0.408 Acres (17,773.66 Sq. Ft.) and being a 30' wide easement for the purpose of Ingress, Egress, Regress and Utilities parallel to the Southern line of Tract 3 recorded in Plat Book 2003, Page 937 of the Harnett County Registry.**

  
Terry C. Faircloth, PLS  
License #L-5185



For Registration Matthew S. Willis  
Register of Deeds  
Harnett County, NC  
Electronically Recorded  
2021 Oct 29 03:22 PM NC Rev Stamp: \$ 0.00  
Book: 4068 Page: 341 - 343 Fee: \$ 26.00  
Instrument Number: 2021025640

Prepared By & Return To: Attorney Steve Bunce Box File #51712-21

**NORTH CAROLINA**  
**HARNETT COUNTY**

**DEED OF EASEMENT**

THIS DEED OF EASEMENT, entered into this 29th day of October, 2021, by and between, **King's Residential Group, LLC, a North Carolina limited liability company** (hereinafter referred to as "Grantor") and **Raul Castillo and wife, Maylin Castillo** (hereinafter referred to as "Grantee").

**WITNESSETH:**

WHEREAS, Grantor is the owner of a certain tract or parcel of real property located in the County of Harnett, State of North Carolina, and more particularly described in deed recorded in Book 4016, Page 162, Harnett County Registry, North Carolina (referred to hereinafter as Parcel A); and

WHEREAS, Grantee is the owner of a certain tract or parcel of real property located in the County of Harnett, State of North Carolina and more particularly described in deed recorded in Book 4016, Page 164, Harnett County Registry, North Carolina (referred to hereinafter as Parcel B); and

WHEREAS, Parcel A and Parcel B are adjoining tracts of land; and

WHEREAS, Grantee wishes to establish on the public record a perpetual easement for ingress, egress, regress, and utility purposes across Parcel A to and from the right of way of NCSR #2039, commonly known as Walker Road, to, from, and across the property described on the attached Schedule A; and

WHEREAS, Grantor has agreed to grant Grantee a perpetual easement for ingress, egress, regress, and utility purposes across Parcel A to and from the right of way of NCSR #2039, commonly known as Walker Road, to, from, and across the property described on the attached Schedule A; and

NOW THEREFORE, in consideration Ten Dollars (\$10.00), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby establish, give, grant, and convey to Grantee, its invitees, agents, successors, heirs, and assigns, a non-exclusive easement appurtenant to and running with Parcel B for ingress, egress, regress, and utility purposes over Parcel A, and more particularly described as follows:

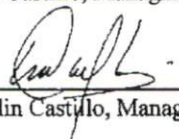
**See attached Schedule A incorporated herein by reference.**

TO HAVE AND TO HOLD said easement rights unto Grantee, its invitees, agents, successors, heirs, and assigns, it being intended that the easement rights granted herein shall be an appurtenant easement that shall run with the land.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand, the day and year first above written.

**KING'S RESIDENTIAL GROUP, LLC, a North Carolina limited liability company**

By:   
Raul Castillo, Managing Member

By:   
Maylin Castillo, Managing Member

STATE OF NORTH CAROLINA

COUNTY OF CUMBERLAND

I, certify that the following person(s) appeared before me this day, each acknowledging to me that he or she signed the foregoing document for the purpose stated therein and in the capacity indicated: Raul Castillo and Maylin Castillo, Managing Members of King's Residential Group, LLC, a North Carolina limited liability company.

Date: 10/29/2021

**DONALD S. BUNCE**  
Notary Public  
Cumberland County, N.C.

  
Signature of Notary Public

Donald S. Bunce  
Printed Name of Notary Public

My Commission Expires: 11/29/2022

**SCHEDULE A - TO BE ATTACHED TO AND MADE A PART OF THAT CERTAIN DEED OF EASEMENT DATED OCTOBER 29, 2021 FROM KING'S RESIDENTIAL GROUP, LLC TO RAUL CASTILLO AND WIFE, MAYLIN CASTILLO**

Beginning at an existing Mag Nail in the centerline of S.R. 2039 (Walker Rd. 60' Public R/W), said Mag Nail being the Southwest corner of Tract 3 recorded in Plat Book 2003, Page 937 of the Harnett County Registry; Thence running with the Southern line of said Tract 3 for a first call, North 73 degrees 05 minutes 52 seconds East, a distance of 30.79 feet to an existing iron pipe on the R/W line; Thence continuing along the Southern line of Tract 3, North 73 degrees 05 minutes 52 seconds East, a distance of 565.37 feet to an existing iron pipe in the Eastern line of Tract 3; Thence along the said Eastern line, North 17 degrees 45 minutes 34 seconds West, a distance of 30.00 feet to a point in the aforementioned Eastern Line; Thence a new line running parallel to the aforesaid Southern line of Tract 3; South 73 degrees 05 minutes 52 seconds West, a distance of 558.14 feet to a point on the aforementioned R/W; Thence South 73 degrees 05 minutes 52 seconds West, a distance of 30.61 feet to a point in said centerline of S.R. 2039; Thence South 03 degrees 49 minutes 37 seconds East, a distance of 30.80 feet to the Point of Beginning, containing 0.408 Acres (17,773.66 Sq. Ft.) and being a 30' wide easement for the purpose of Ingress, Egress, Regress and Utilities parallel to the Southern line of Tract 3 recorded in Plat Book 2003, Page 937 of the Harnett County Registry.

**KING'S RESIDENTIAL GROUP, LLC, a North  
Carolina limited liability company**

By:



Raul Castillo, Managing Member

By:



Maylin Castillo, Managing Member

## Kimberly Gibbons

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**From:** Sarah Arbour  
**Sent:** Tuesday, October 26, 2021 9:30 AM  
**To:** Kimberly Gibbons  
**Subject:** RE: 0545-48-5159.000

Yes, we need a copy of the recorded or the book and page number to look it up on the ROD. A map showing the easement along with the deed would be great if one is available.

**Sarah Arbour**  
Planner I, Harnett County Development Services  
420 McKinney Pkwy. Lillington, NC 27546 Ph. # (910) 814-6414

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**From:** Kimberly Gibbons <[kgibbons@harnett.org](mailto:kgibbons@harnett.org)>  
**Sent:** Tuesday, October 26, 2021 9:08 AM  
**To:** Sarah Arbour <[sarbour@harnett.org](mailto:sarbour@harnett.org)>  
**Subject:** RE: 0545-48-5159.000

So once it's recorded I just need a copy correct?

Kimberly Gibbons  
Central Permitting Technician  
Harnett County Development Services  
420 Mckinney Parkway  
P.O. Box 65 (Mailing)  
Lillington, N.C. 27546  
(910) 893-7525 opt.2  
[kgibbons@harnett.org](mailto:kgibbons@harnett.org)

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**From:** Sarah Arbour  
**Sent:** Tuesday, October 26, 2021 8:53 AM  
**To:** Kimberly Gibbons <[kgibbons@harnett.org](mailto:kgibbons@harnett.org)>  
**Subject:** RE: 0545-48-5159.000

Hi Kimberly,

Glad they got the ball rolling on this!

We need to see that this has been recorded. Do you happen to know if they have a map to accompany it? Let me know if you would like for me to reach out to them.

Thanks,

**Sarah Arbour**  
Planner I, Harnett County Development Services  
420 McKinney Pkwy. Lillington, NC 27546 Ph. # (910) 814-6414

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**From:** Kimberly Gibbons <[kgibbons@harnett.org](mailto:kgibbons@harnett.org)>  
**Sent:** Tuesday, October 26, 2021 8:14 AM  
**To:** Sarah Arbour <[sarbour@harnett.org](mailto:sarbour@harnett.org)>  
**Subject:** 0545-48-5159.000

Can you please take a look at this. This is the one we have been talking about with no easement. This morning they send me this.

Kimberly Gibbons  
Central Permitting Technician  
Harnett County Development Services  
420 Mckinney Parkway  
P.O. Box 65 (Mailing)  
Lillington, N.C. 27546  
(910) 893-7525 opt.2  
[kgibbons@harnett.org](mailto:kgibbons@harnett.org)