



**HARNETT REGIONAL WATER**  
Equal Opportunity Provider and Employer

**RESIDENTIAL WATER/SEWER USER AGREEMENT**

**\*COPY OF RECORDED DEED & PICTURE ID ARE REQUIRED\***

( ) \_\_\_\_\_ Water and Sewer District of Harnett County

( ) Retrofitted Sprinkler Connection

( ) Full Service Sprinkler Connection

Owner's Mailing/Billing Address:

For Office Use Only:

Ronnie E. Dickens  
LAND OWNER'S NAME

AMOUNT PAID  
429012 / 215238  
CUSTOMER NO.

224 Mistywood Dr.  
CURRENT STREET, ROUTE OR P.O. BOX

Fuquay-Varing NC 27526  
CITY OR TOWN, STATE, ZIP

(919) 219-4028  
TELEPHONE NUMBER

PROPERTY NO.

One  
NUMBER OF PERSONS LIVING IN HOME

STATE RD NAME & NO.

239-08-2533 / 5319986  
OWNER SOCIAL SECURITY & DRIVERS LICENSE #

0620-38-8088

N/A  
SPOUSE'S SOCIAL SECURITY & DRIVERS LICENSE#

Rdickens1960@gmail.com  
EMAIL ADDRESS

Carolina Water Services / 3156 Hwy 70 east Garner NC 27529/  
EMPLOYER, ADDRESS AND PHONE NUMBER

N/A  
SPOUSE'S EMPLOYER, ADDRESS AND PHONE NUMBER

Ben Dickens 224 Mistywood Dr. Fuquay-Varing NC 27526 (919) 285-9299  
NAME OF NEAREST RELATIVE, ADDRESS AND PHONE NUMBER

This Agreement, made and entered into this the 9 day of March, 2023 between Harnett Regional Water (HRW), as operator of the water supply and distribution system indicated above, (hereinafter "County") and \_\_\_\_\_ (hereinafter "Owner").

WITNESSETH:

Harnett Regional Water, as operator of the water supply and distribution system indicated above, sells water to citizens and residents of Harnett County. HRW also treats wastewater for its citizens and residents where such treatment facilities are located within Harnett County. The Owner above named desires to purchase water and/or sewer treatment services from the County and further desires to enter into this Agreement with HRW to obtain these services described.

NOW THEREFORE, In consideration of the mutual promises herein set forth, it is agreed by HRW and Owner as follows:

1. The property which is the subject of this Agreement and to which water shall be supplied and/or sewer treatment services provided is described as follows:
2. Owner agrees to pay to HRW the amount of 3200 per connection as a tap-on charge, said amount being due upon the execution of this Agreement by Owner.
3. HRW, pursuant to its Rules and Regulations, agrees to provide a water and/or sewer service connection on the above described property and to provide potable water and treatment of said wastewater to the Owner, provided that there is an existing water line capable of providing a connection on said property. **IN THE EVENT HRW DETERMINES THAT THERE IS NO EXISTING WATER AND/OR SEWER LINE CAPABLE OF PROVIDING A WATER SERVICE CONNECTION TO THE PROPERTY DESCRIBED ABOVE, ALL MONIES PAID PURSUANT TO THIS RESIDENTIAL WATER/SEWER USER AGREEMENT WILL BE REFUNDED TO OWNER.**
4. Owner agrees to pay to HRW a minimum amount of Twenty-five Dollars (\$25.00) as a water deposit (and \$25 as a sewer deposit, if water and sewer tap requested, \$50 total), provided they are approved by the On-line Utility Database procedure described in Section 20 (c) of the County Rules and Regulations. If not approved by the above-mentioned procedure, the owner agrees to pay a minimum of Fifty Dollars (\$50.00) as a water deposit (and \$50 as a sewer deposit, if water and sewer tap requested, \$100 total). This deposit may be returned without interest as provided by said Rules and Regulations. Said deposit shall be due upon the execution of this Agreement by Owner.
5. Owner grants HRW, its successors and assigns, a perpetual easement in, over, under, and upon the above described land with the right to erect, construct, install, lay and thereafter use, operate, inspect, repair, maintain, replace and remove water and/or sewer lines, meters, meter service facilities and appurtenant facilities thereon, together with the right of ingress and egress over adjacent land for the purposes mentioned above.
6. Owner shall install and maintain at Owner's own expense a 3/4 inch cut-off valve on the Owner's side of the HRW's water meter and a service line which shall begin at the meter and extend to the dwelling or place of use, and such other facilities as may be required by the Inspections Section of the Harnett County Planning and Inspections Department. The service line shall connect with the water system of the County at the nearest place of desired use by the Owner, provided HRW has determined in advance that the county water system is of sufficient capacity to permit the delivery of water at that point.
7. Owner agrees to comply with all requirements, rules and regulations applicable to water users adopted by the Division of Health Services of North Carolina Department of Human Resources. Owner further agrees that upon and after the date a plumbing connection is made between the Owner and HRW, Owners shall allow no cross connection to exist between HRW's system and any pipeline containing a contaminant or any pipeline connected to other present or future sources of water.
8. Owner agrees to pay for water and/or sewer service at such rates, time, and place as shall be determined by HRW and agrees to the penalties for non-compliance with the above, as set out in HRW's Rules and Regulations.

6/29/2022

9. HRW shall install a water and/or sewer service connection for the Owner, and Owner shall then have thirty (30) days from the date of such installation to make the plumbing connection from the place of use on the above described property to the HRW's system. Charges for water and/or sewer shall commence on the date that the plumbing connection is completed, but in no event later than the end of the thirty (30) day period. That is to say, if the plumbing connection is not completed by the end of the thirty (30) day period, user charges shall commence and Owner shall be obligated to pay the minimum user bill from and after the end of such period, regardless of whether water and/or sewer service is being provided to Owner.

9A. THIS PARAGRAPH APPLIES ONLY TO AGREEMENTS FOR RETROFITTED SPRINKLER CONNECTIONS. No monthly minimum charge will be made to Owner except during those months when the connection has been used. The Bill rendered will be for gallons used, but in no event less than the applicable minimum bill. A separate bill will be provided for the connection and the same schedule of rates applicable in the service District shall apply to it. No sewer charges will be made to Owner for water used through the connection. The Retrofitted Sprinkler Connection shall not be connected to any plumbing or other pipeline where residential water there from is required to be discharged into the public sewer system.

10. Owner agrees to abide by the Rules and Regulations of HRW as from time to time promulgated by the Harnett County Board of Commissioners, and further agrees to abide by such other HRW ordinances, rules and regulations with respect to water and/or sewer service connections, as are adopted by the Harnett County Board of Commissioners. Additionally, Owner agrees to obtain the necessary inspections and permits related to water and/or sewer service connections as required by the Building Inspections Division of the Harnett County Development Services.

11. HRW shall purchase and install a cutoff valve and water meter for each service. HRW shall own said meter and shall have the exclusive right to use it.

12. Owner agrees that there shall be one water and/or sewer connection for each building or structure requiring connections on the above described property. A tap-on charge shall be due for each such connection.

13. HRW shall have final jurisdiction on any question of location of any service line connection to its distribution system; shall determine the allocation of water to Owner in the event of a water shortage and may shut off water to Owner if Owner allows a connection or extension to be made to Owner's service for the purpose of supplying water and/or sewer service to another user.

14. In the event User transfers title or agrees to transfer title to the above described property, before or after such connection, User agrees that this agreement shall run with the property title thereto and agrees to advise the new owner with respect hereto and furnish new owner a copy thereof.

15. After HRW has executed this Agreement, a copy shall be provided to Owner by person delivery or by mailing to the Owner's address as indicated above.

Signed by Owner this 9 day of March, 2023

X. Remio E. Dubeau  
Owner

\_\_\_\_\_  
Owner

[Signature]  
Witness

Signed by County this 9 day of March, 2023

**HARNETT REGIONAL WATER**

BY: \_\_\_\_\_  
Steve Ward, Director

WHEN RETURNING THIS AGREEMENT BY MAIL PLEASE SENT TO:

6/29/2022

Harnett Regional Water  
Post Office Box 1119  
Lillington, NC 27546

APPLICATION DIRECTIONS

DATE: 3/9/23

Ronnie Dickens is requesting a water and/or sewer service at the location as noted below. This request is for a 3/4 inch water service and/or a residential sewer service. The cost of the service will be as follows:

**Water tap total cost + deposit:**

3/4" \$3200  
1" \$4200  
2" \$5500

**Residential Sewer tap total cost + deposit:**

ALL DISTRICTS \$4000  
BUNNLEVEL & RIVERSIDE \$5300

Retrofitted sprinkler tap fee: \$500 + \$325 3/4" meter & mxu fee = total cost \$825

\*There will also be a deposit on all new accounts for water and/or sewer as required.

For all other sizes refer to Harnett Regional Water @ (910) 893-7575.

Should a line extension be required to install this service, the customer would be required to pay the amount of \$\_\_\_\_\_ before the installation of the requested service. This amount is based on materials and labor as required to extend the line to the customer's property.

DIRECTIONS TO LOCATION OF REQUESTED TAP: Detailed Map/Description

Take 421 West from Lillington toward Sanford  
turn right onto Raven ~~Rock~~ Rd. Go past first  
house on right will be next lot on right.  
Rock

CUSTOMERS SIGNATURE Ronnie Dickens

Office Use:  
This service can be installed as noted above. \_\_\_\_\_  
This service requires a line extension: cost above. \_\_\_\_\_  
Date of returned notification from Maintenance. \_\_\_\_\_  
Maintenance Personnel Signature: \_\_\_\_\_

HARNETT COUNTY TAX ID#  
130620 0097 06

03-02-2023 BY TC

Matthew S. Willis Register of Deeds  
Harnett County, NC  
Electronically Recorded

03/02/2023 11:51:48 AM

NC Rev Stamp: \$0.00

Book: 4184 Page: 656 - 657 (2) Fee: \$26.00

Instrument Number: 2023003146

**Prepared by: Reginald B. Kelly, Attorney at Law, P.O. Box 1118, Lillington, NC 27546**

*The attorney preparing this instrument has made no record search or title examination of the property described herein and expresses no opinions as to title or tax consequences, unless contained in a separate written certificate.*

PID#130620 0097 06  
REVENUE STAMPS: \$0.00

STATE OF NORTH CAROLINA  
COUNTY OF HARNETT

**WARRANTY  
DEED**

This **WARRANTY DEED** is made the 1st day of March, 2023, by and between **Anthony Warren Dickens and spouse, Catherine Adcock Collins Dickens** of 6035 US 421 N, Lillington, NC 27546 (hereinafter referred to in the neuter singular as "the Grantor") and **Ronnie Earl Dickens** of 224 Mistywood Drive, Fuquay Varina, NC 27526 (hereinafter referred to in the neuter singular as "the Grantee");

**WITNESSETH:**

**THAT** said Grantor, for valuable consideration, receipt of which is hereby acknowledged, has given, granted, bargained, sold and conveyed, and by these presents does hereby give, grant, bargain, sell and convey unto said Grantee, its heirs, successors, administrators and assigns, all of that certain piece, parcel or tract of land situate, lying and being in Upper Little River Township of said County and State, and more particularly described as follows:

BEING all of Lot 1, containing 1.64 acres total (0.14 acre in road right-of-way, leaving 1.50 acres net) as shown on Minor Subdivision For: "Anthony W. Dickens", dated January 16, 2023, by James W. Mauldin, PLS and recorded in Map Number 2023, Page 78, Harnett County Registry.

The property hereinabove described being a portion of the same property acquired by Grantor in Book 3462, Page 43, Harnett County Registry.

Submitted electronically by Kelly & West Attorneys PA in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Harnett County Register of Deeds.

The above-described real property is conveyed subject to covenants, easements, and restrictions, if any, that are a matter of public record.

\*\*The property herein described is ( ) or is not (x) the primary residence of the Grantor (NCGS 105-317.2)

**TO HAVE AND TO HOLD** the above-described lands and premises, together with all appurtenances thereunto belonging, or in anywise appertaining, unto the Grantee, its heirs, successors, administrators and assigns forever, but subject always, however, to the limitations set out above.

**AND** the said Grantor covenants to and with said Grantee, its heirs, successors, administrators and assigns that it is lawfully seized in fee simple of said lands and premises, and has full right and power to convey the same to the Grantee in fee simple (but subject, however, to the limitations set out above) and that said lands and premises are free from any and all encumbrances, except as set forth above, and that it will, and its heirs, successors, administrators and assigns shall forever warrant and defend the title to the same lands and premises, together with the appurtenances thereunto appertaining, unto the Grantee, its heirs, successors, administrators and assigns against the lawful claims of all persons whomsoever.

**IN WITNESS WHEREOF**, the Grantor has hereunto set its hand and seal and does adopt the printed word "SEAL" beside its name as its lawful seal.

GRANTOR

Anthony Warren Dickens (SEAL)  
Anthony Warren Dickens

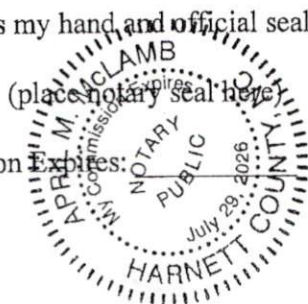
Catherine Adcock Collins Dickens (SEAL)  
Catherine Adcock Collins Dickens

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STATE OF NC  
COUNTY OF Harnett

I, a Notary Public of the County and State aforesaid, certify that Anthony Warren Dickens and spouse, Catherine Adcock Collins Dickens personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 2nd day of March 2023.



My Commission Expires:

April M. McLamb  
Notary Public

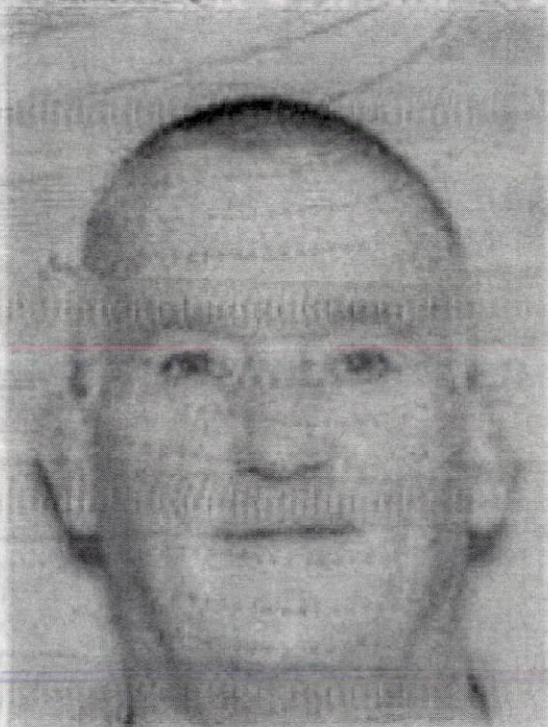
NORTH CAROLINA

DRIVER LICENSE

*Tom J. [Signature]*

COMMISSIONER OF MOTOR VEHICLES

NOT FOR FEDERAL IDENTIFICATION



4d DLN 000005319986

3 DOB 08/09/1960

4b EXP 08/09/2028

1 DICKENS  
2 RONNIE EARL

B 9032 PURFOY RD  
FUQUAY VARINA, NC 27526-8958

9 CLASS C 9a END M

12 RESTR 1

15 SEX M 18 EYES GRN

16 HGT 6'-01" 10 HAIR BRO RACE

*Ronnie Dickens*

4a ISS 09/09/2020

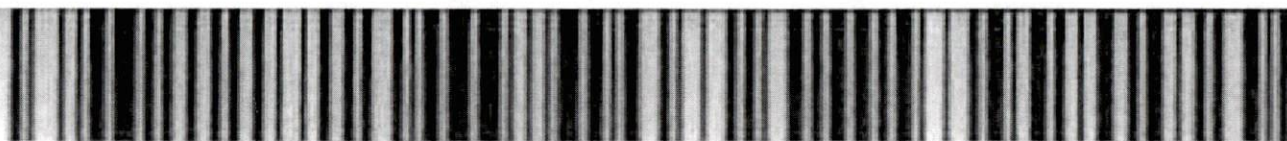
5 DD 0028181406

08/09/60



000005319986  
NCQUSD1

Rev 10/24/2014  
08/09/1960



**CLASS: C-Any noncommercial single vehicle with a GVWR of less than 26,001 lbs. A vehicle towing a vehicle which has a combined GVWR of less than 26,001 lbs operated by a driver 18 yrs or older.**

**END: M-MTCycle**

**RESTR: 1-Corr Lenses**