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INSTRUMENT #	03594
EXCISE TAX	\$34.00

PREPARED UNDER THE  
SUPERVISION OF  
M. Andrew Lucas

MAIL TO: Engineering Division  
City of Sanford  
P.O. Box 3729  
Sanford, NC 27331-3729

LEE COUNTY  
NORTH CAROLINA  
EXCISE TAX: \$ **34.00**

PERMANENT NON-EXCLUSIVE UTILITY EASEMENT

THIS DEED OF EASEMENT dated this 20TH day of FEBRUARY, 2023 between Eric Samuel Stephens and wife, Linda Renee Stephens (hereinafter called "Grantors"), and the City of Sanford, a municipal corporation located in Lee County, State of North Carolina (hereinafter called "Grantee").

THAT WHEREAS, Grantor is the owner of a tract of land situated in the Town of Moncure, Chatham County, North Carolina, which is described in a certain deed recorded in Book 1701, Page 0165, Chatham County Registry; and

WHEREAS, Grantee has requested and Grantors have agreed to grant to the Grantee both a temporary and a permanent utility easement over the lands of Grantor for the installation of utilities and water and/or sewer transmission lines, and for ingress, egress, and regress to said lines.

NOW, THEREFORE, Grantor, for a valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby give, grant, sell, and convey to Grantee, its successors and assigns, an easement for the inspection, maintenance, and repair of said line described as follows; **Said easement being the proposed utility easement and/or proposed waterline/sewer line easement as shown on EXHIBIT A attached hereto and incorporated herein together with a temporary construction easement as shown on EXHIBIT A.** The temporary easement shall terminate thirty (30) days after project construction completion.

SAID EASEMENT is to be used and enjoyed by the City of Sanford, its successors and assigns, to keep up, construct, repair, and maintain said utilities, and use the same so far as may be necessary, for said purpose with right of ingress and egress, thereto thereon at all times. The City of Sanford shall have the right to cut and remove such trees and growth in, upon, and along said utilities as may interfere with the installation, laying, upkeep, and maintenance of said utilities for the purpose herein stated.

TO HAVE AND TO HOLD said permanent right and easement hereby granted to the Grantee, its successors and assigns, forever.

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

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

Eric Samuel Stephens (SEAL)  
Eric Samuel Stephens

Linda Renee Stephens (SEAL)  
Linda Renee Stephens

STATE OF ~~NORTH CAROLINA~~ South Carolina  
COUNTY OF York

I, Colleen M Martin, a Notary Public of the County and State aforesaid, certify that Eric Samuel Stephens and Linda Renee Stephens Grantors, personally appeared before me this day, and acknowledged the due execution of the foregoing instrument for the purposes therein expressed.

Witness my hand and official stamp, this 20 day of February, 2023.

Colleen M Martin  
Notary Public

Commission Expires:  
February 16, 2028



