

Drawn by: JoAnne L. Carlyle, City Attorney
Return to: Grantee (see address below)

NORTH CAROLINA

DAVIDSON COUNTY

**ACCESS AND WATERLINE
EASEMENT**

NTC

THIS DEED OF EASEMENT, made and entered into this ____ day of _____, 2021 by and between the **CITY OF HIGH POINT**, a municipal corporation existing under the laws of the State of North Carolina, (P.O. Box 230, High Point, North Carolina 27261), hereinafter referred to as GRANTOR, and **CLIFFORD MICHAEL DENNY, JR.** and wife, **TINA B. DENNY**, (132 Reese Road, High Point, North Carolina 27265), hereinafter referred to as GRANTEE;

WITNESSETH:

WHEREAS, GRANTOR, in consideration of the conditions set forth below and the further sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, hereby grants, quitclaims, and releases forever to GRANTEE, its successors and assigns, whatever right, title, and interest of the GRANTOR exists in that certain access easement combined with a waterline easement across a corner of city land located at 911 W. Burton Road, Thomasville, Davidson County, North Carolina.

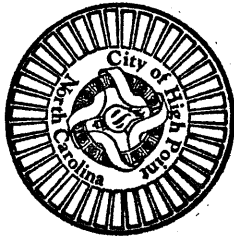
Description and Map of the easement shown on Exhibit A.

The property containing the area described in Exhibit "A": was acquired by the Grantor by instrument recorded in the Davidson County Registry in Deed Book 650, Page 209.

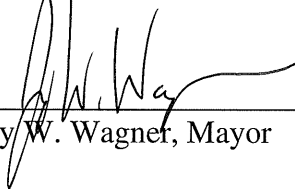
GRANTEES for themselves and their successors in interest, hereby forever and completely release and waive any claim or right of action against GRANTOR, its agents and employees, and indemnify and hold harmless GRANTOR and its agents and employees from any claim or action arising out of the existence or current or future condition of the easement area described above.

IN WITNESS WHEREOF, the GRANTOR has caused this deed to be signed in its name by its duly authorized officers, the day and year first above written.

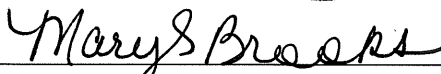
CITY OF HIGH POINT



By:



Jay W. Wagner, Mayor

ATTEST:


Mary S. Brooks
Deputy City Clerk

NORTH CAROLINA

Davie COUNTY

I, , a Notary Public of said county and state do hereby certify that Mary S. Brooks is known to me as Deputy City Clerk of the City of High Point; that she personally appeared before me this date; and, that by authority duly given, and as the act of the said City of High Point, the foregoing instrument was signed in its name by its Mayor, sealed with its corporate seal, and attested by herself as its deputy clerk.

Witness my hand and official seal this the 10 day of February, 2021

My commission Expires: 4/30/2025


Notary Public

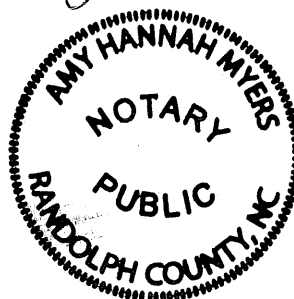


EXHIBIT "A"

Access and Water Line Easement

On the lands of:

City of High Point

Deed Book 650 Page 209

Recorded in the Office of the Davidson County Register of Deeds

Address: 911 W. Burton Rd., Thomasville, NC

Tax Parcel # 16-304-0-000-0031

Beginning at an iron set at the back of curb of Burton Road and in the western line of the grantor herein, said iron being located N 03°33'29" E 87.66' from a concrete monument which marks the southwest corner of the grantor, running thence N 59°09'50" E 15.32' to a point, S 42°29'53" E 24.65' to a point, S 75°01'52" E 65.29' to a point, S 61°05'27" E 94.63' to a point, S 88°46'16" E 502.30' to a point, and S 67°31'56" E 17.41' to a new iron pipe set in the southern line of the grantor, said iron located N 89°45'52" W 330.97' from a concrete monument which marks the southeast corner of the grantor, running thence with the northern line of the grantee and the southern line of the grantor N 89°45'52" W 521.63' to a new iron pipe, thence N 61°05'27" W 97.24' to a point, N 75°01'52" W 67.83' to a point, and N 42°29'53" W 32.13' to the point and place of beginning.

See attached Map

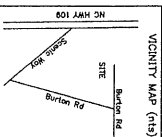
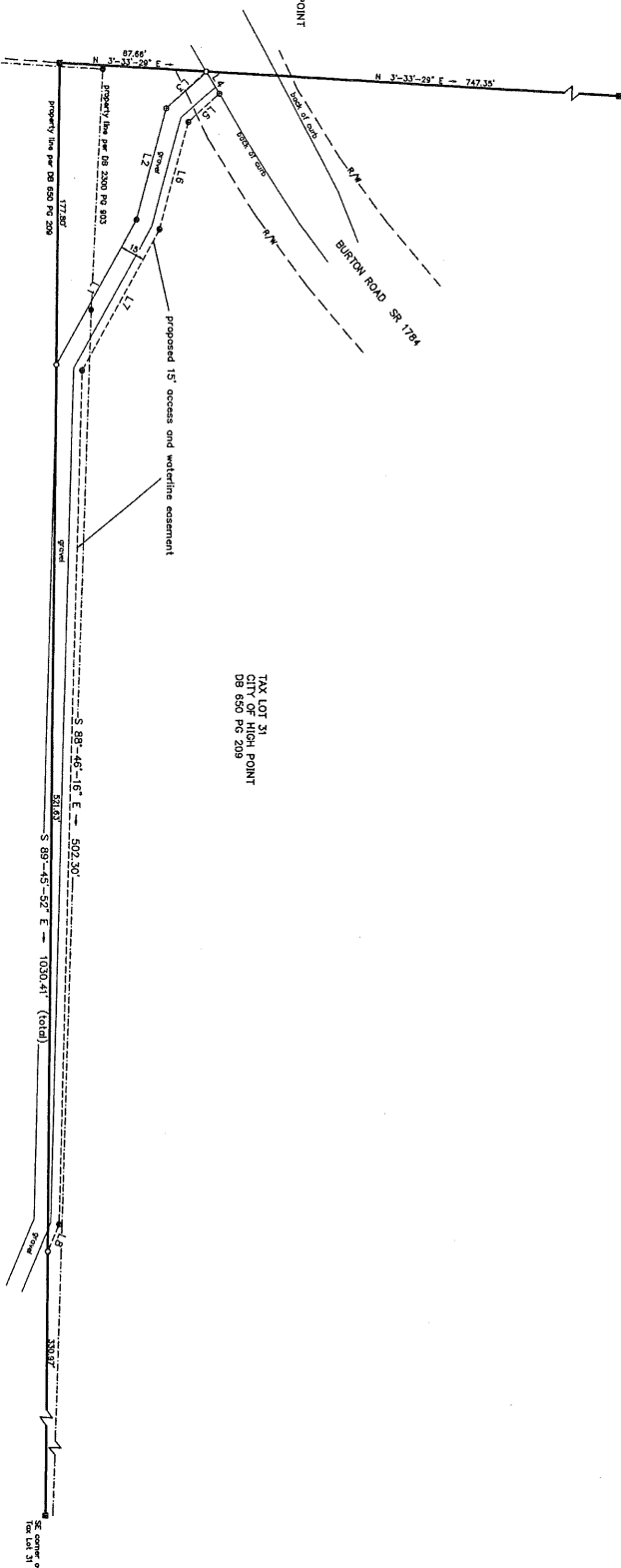
Professional Land Surveyor

TAX LOT 3
CITY OF HIGH POINT

TAX LOT 31
CITY OF HIGH POINT
DB 650 PG 209

TAX LOT 4
CLIFFORD MICHAEL DENNY JR
DB 2300 PG 903

Line	Bearing	Distance
L1	N 61°-05'-27" W	97.24
L2	N 75°-01'-52" W	67.80
L3	N 42°-29'-53" W	32.13
L4	N 59°-08'-50" E	15.37
L5	S 42°-29'-53" E	24.68
L6	S 75°-01'-52" E	65.29
L7	S 61°-05'-27" E	94.86
L8	S 67°-31'-36" E	17.4

[illegible]