

2007021948 00191

FORSYTH CO, NC FEE \$23.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:

04-17-2007 02:10 PM

DICKIE C WOOD

REGISTER OF DEEDS

By: SHANNON BOSTIC-GRIFFITH DPTY

BK: RE 2745

PG: 2952-2955

Original to Bill Cannon Do not write above this line

DRAFTED BY: Stewart W. Scott	Tax Block- 5415 A003
Mail after recording to: Q3 Development, LLC	Mail Future Tax Bills to:
931-B West Mountain Street	
Kernersville NC 27284	
	Excise Tax:

FORSYTH COUNTY, NORTH CAROLINA DEED OF SEPTIC EASEMENTThis DEED, made this 17th day of April, 2007, by and between

GRANTOR	GRANTEE
Q3 DEVELOPMENT 931-B South Main Street Kernersville, 27284	Q3 DEVELOPMENT 931-B South Main Street Kernersville, 27284

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.

This Grant of Septic Easement, encumbering Lot 3, PB. 51 pg. 61, made and entered into this, the 17th day of April, 2007 by and between **Q3 Development LLC.**, a duly registered corporation of Forsyth County, North Carolina, parties of the first part, (hereinafter sometimes collectively referred to as the "Grantor") to, **Q3 Development LLC.**, of Forsyth County, North Carolina, party of the second part, (hereinafter called the "Grantee"):

WHEREAS: the Grantor is the owner of Lots 2 and 3 of plat book 51 page 61; and whereas the septic field for lot 2 crosses over the common property line between lots 2 and 3 into lot 3; a septic easement is necessary to allow use of part of lot 3, for the benefit of the septic system on lot 2.

WITNESSETH, that the Grantor, in consideration of Ten and no/100 Dollars and Other Valuable Consideration (\$10.00 and OVC) 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, its successors and assigns, a septic easement across their property, (portion of lot 3) for ingress, egress and septic lines, as described in **Exhibit A**, attached.

(See Exhibit A)

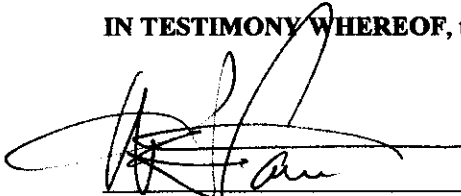
TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances thereto belonging, to the Grantee and his heirs, successors and assigns forever, including, but not limited to, the free and full right of ingress, egress and regress over and across said easement, the right to locate septic lines and appurtenances, the right to use equipment to access, service and maintain said septic lines

Grantors covenant that they are seized of the aforesaid premises in fee simple and have the right to convey the easement or right of way hereby granted; that the same is free from all encumbrances.

The property hereinabove described was acquired by the Grantor by instruments recorded in book 2686 page 3670

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

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



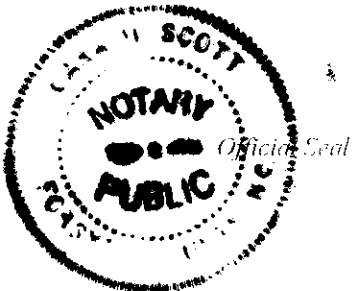
Bill Cannon (Seal)
Q3 Development, LLC.

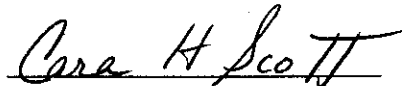
Property Address: blocklot 5415 A003, lot 3, pb.51 pg.61, McCollem Lane, Forsyth County, NC.

STATE OF NORTH CAROLINA - Forsyth County

I do hereby certify that Bill Cannon personally appeared before me this day, acknowledging to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated.

Date: 4-17-07





Cara H. Scott Notary Public
(notary printed or typed name)

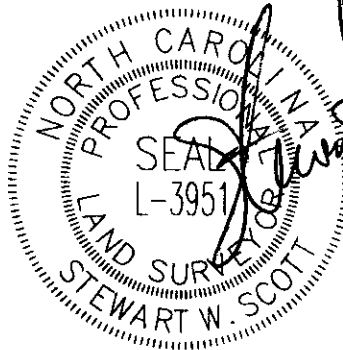
My commission expires December 26th, 2011.

"EXHIBIT A"

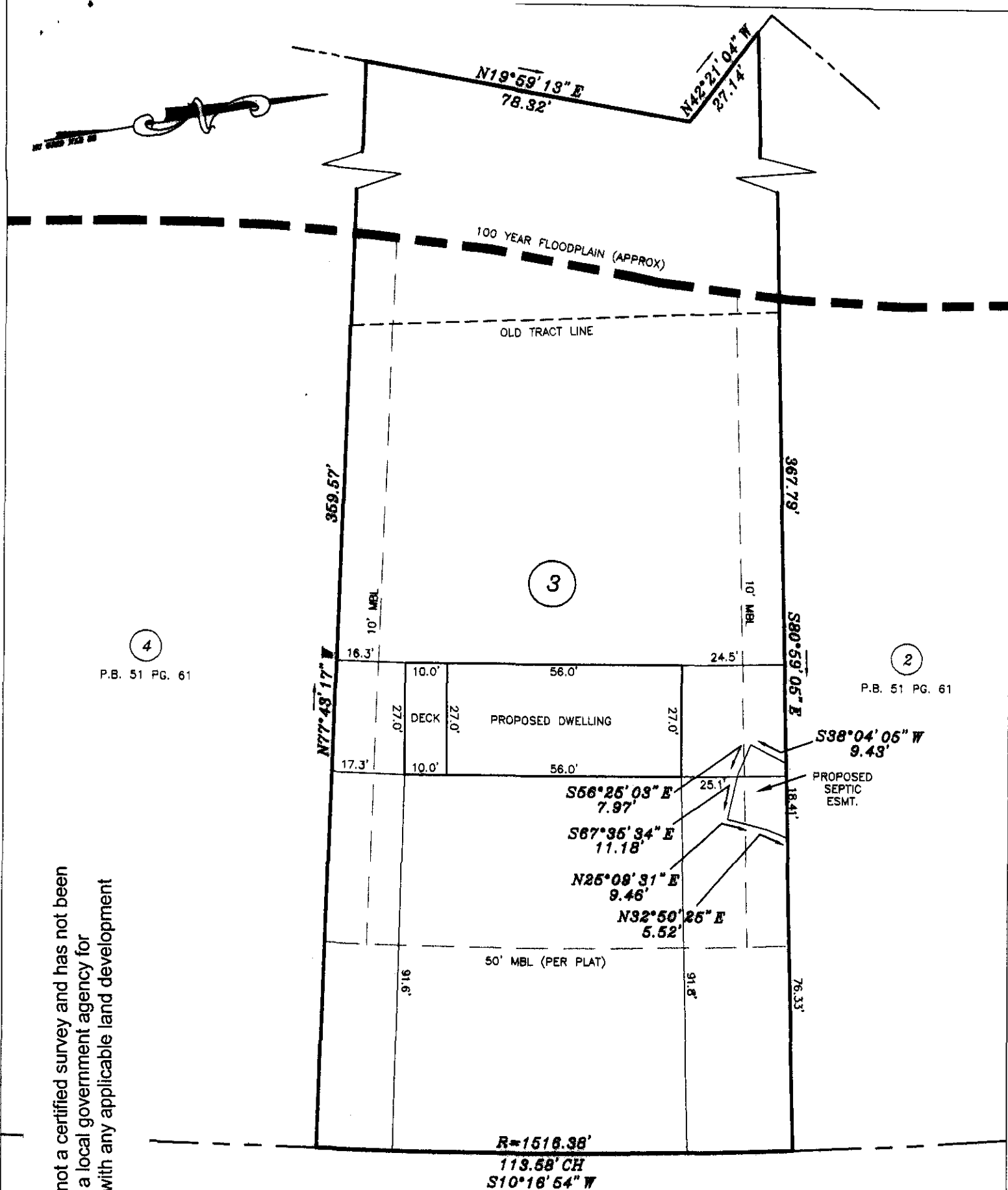
**SEPTIC EASEMENT FOR LOT 2
PB. 51 PG. 61
McCOLLEM LANE
FORSYTH COUNTY, NC
ENCUMBERING BLOCKLOT 5415 A003**

COMMENCING AT A FOUND IRON PIPE, IN THE WESTERN RIGHT-OF-WAY OF McCOLLEM LANE, THE COMMON CORNER BETWEEN LOTS 2 AND 3 OF PLAT BOOK 51 PAGE 61 OF THE FORSYTH COUNTY REGISTER, THENCE, WITH THE COMMON LINE BETWEEN SAID LOTS, N 80°59'05" W A DISTANCE OF 94.74 FEET TO A POINT IN SAID COMMON LINE, THE TRUE POINT OF BEGINNING, THENCE INTO LOT 3 OF PB. 51 PG. 61, S 38°04'05" W A DISTANCE OF 9.43 FEET TO A POINT, THENCE S 56°25'03" E A DISTANCE OF 7.97 FEET TO A POINT, THENCE S 67°35'34" E A DISTANCE OF 11.18 FEET TO A POINT, THENCE N 25°09'31" E A DISTANCE OF 9.46 FEET TO A POINT, THENCE N 32°50'25" E A DISTANCE OF 5.52 FEET TO A POINT IN THE COMMON LINE BETWEEN SAID LOTS 2 AND 3, THENCE WITH SAID COMMON LINE, N 80°59'05" W A DISTANCE OF 18.41 FEET TO THE POINT AND PLACE OF BEGINNING, CONTAINING 0.005 ACRES (223.5 SQ. FT.)

THE SOLE PURPOSE OF THIS DESCRIPTION IS TO DEFINE THE AREA OF LOT 3, PB.51 PG.61 WHICH IS NECESSARY TO THE SEPTIC FIELD ON LOT 2, PB.51 PG.61



Stewart W. Scott
4-17-07



This map is not a certified survey and has not been reviewed by a local government agency for compliance with any applicable land development regulations

McCOLLEM LANE
60' PUBLIC R/W

PROPERTY REF:
LOT 3, Q3 DEVELOPMENT SUBDMISION, PB. 51 PG. 61
FORSYTH COUNTY BLOCK LOT= 5415 A003

SETBACKS PER RS-30 ZONING:
FRONT: 50' (PER PLAT)
SIDE: 7' MIN (20' COMBINED)
REAR: 35'

PRELIMINARY PLOT PLAN FOR:
Q3 DEVELOPMENT
LOT 3, PB. 51 PG. 61
McCOLLEM LANE
KERNERSVILLE, N.C. 27284
FORSYTH, NC

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SCOTT LAND SURVEYING, INC.
136 WEST MOUNTAIN STREET
KERNERSVILLE, NC. 27284
336-992-4545 FAX 336-993-5826

SCALE: 1" = 30'

DATE: 04-10-2007