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FORSYTH CO, NC FEE \$26.00
PRESENTED & RECORDED:

05-03-2013 02:19:55 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: OLIVIA DOYLE
ASST

BK: RE 3121

PG: 451-452

Prepared by: Michael R. Bennett, Atty. *Bx 75*

STATE OF NORTH CAROLINA)

AIR CONDITIONING UNIT EASEMENT

COUNTY OF FORSYTH)

THIS EASEMENT, made and entered into by and between Y-Stair Apartments, LLC ("Grantors") and Gary F. Neal ("Grantee");

WITNESSETH:

That the Grantor, Y-Stair Apartments, LLC is the record owner of property described in BK 2921, PG 309, Forsyth County Registry and Grantee, Gary F. Neal is the record owner of property described in BK 3121, PG 426 Forsyth County Registry;

The parties acknowledge that there presently exists an air conditioning unit upon a cement slab that encroaches upon the Grantor's property. The air conditioning unit is the personal property of the Grantee. The parties desire that the air conditioning unit and slab upon which it is located remain the personal property of the Grantee and that the Grantee receives an easement as set forth herein for the approximate one foot (1') encroachment upon the Grantor's property.

Grantee shall be solely responsible for all maintenance of the slab and the air conditioning unit so that, at all times, the slab and air conditioning unit is kept in a good and safe condition, and Grantor shall have no duty or obligation with respect thereto. Notwithstanding the foregoing, if Grantee fails to perform its duties, Grantor shall have the right, but not the duty, to do so, and shall be entitled to recover the cost thereof from Grantee. In addition, Grantee shall be solely responsible for insuring such slab and air conditioning unit, and Grantor shall have no obligation relating thereto. Grantee shall indemnify and hold harmless Grantor, its successors and assigns against any damages, claims or actions associated with the encroachment and/or the performance by Grantee of its obligations hereunder.

That the Grantors, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged by Grantee, hereby establish, give, grant, and convey unto the Grantee, their heirs and assigns, all rights and privileges to the use and benefit of an easement for the purpose of maintaining and operation of an air conditioning unit and cement slab as the unit and slab are presently located on an area of Grantor's property of approximately one foot (1') across the Grantor's northern property line.

TO HAVE AND TO HOLD said easement to the said Grantee, its successors and assigns, in title forever; it being agreed that the easement hereby granted is appurtenant to and runs with the land owned by the Grantee.

IN WITNESS WHEREOF, the Grantors herein have set their hands and seals, this the 2nd day of May, 2013.

Y-Stair Apartments, LLC

By: [Signature]

Member/Manager

North Carolina, Forsyth County

I certify that the following person(s) personally appeared before me this day, each acknowledging to me that he or she voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated: Dewayne Anderson
Member Manager

Witness my hand and official stamp or seal, this 2 day of May, 2013.

My Commission Expires:

Cathy Cottle
Notary Public

Print Notary Name:

