

2008032566 00208

FORSYTH CO, NC FEE \$23.00
PRESENTED & RECORDED

06-23-2008 12:12 PM

KAREN GORDON
REGISTER OF DEEDS
BY: BETTY C CAMPBELL
DPT

BK: RE 2840

PG: 683-686

Original to: Bill Canner

Do not write above this line

DRAFTED BY: Stewart W. Scott	Tax Block- 5415 A006
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 19th day of June, 2008, 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 6, PB. 51 pg. 61, made and entered into this, the 19th day of June, 2008 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 6 and 7 of plat book 51 page 61; and whereas the septic field for lot 7 has required additional field lines to function properly; a septic easement is necessary to allow use of part of lot 6, for the benefit of the septic system on lot 7.

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 6) for ingress, egress and septic lines, as described in Exhibit A, attached.

(See Exhibit A)

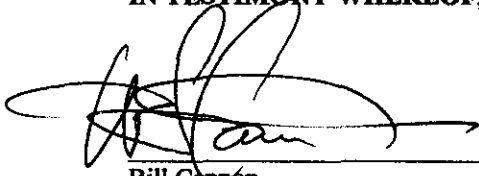
TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances thereto belonging, to the Grantee and his heirs, successors and assigns forever, including, but not limited to, the free and full right of ingress, egress and regress over and across said easement, the right to locate septic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



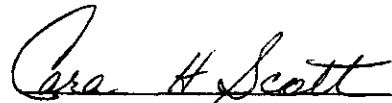
(Seal)
Bill Cannon
Q3 Development, LLC.

Property Address: blocklot 5415 A006, lot 6, pb.51 pg.61, 2704 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: 6-20-08



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

My commission expires December 26th, 2011.

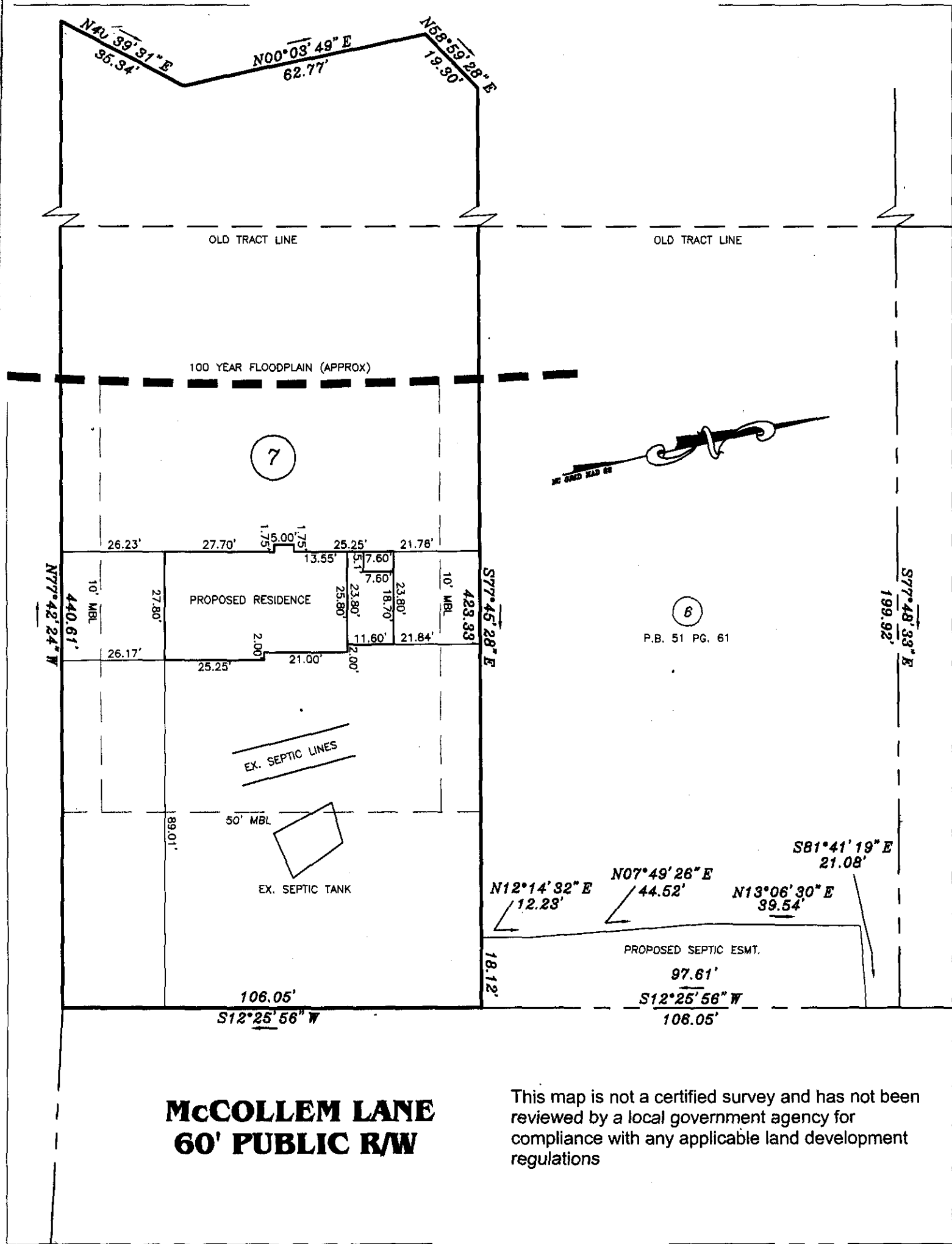
"EXHIBIT A"

**SEPTIC EASEMENT FOR LOT 7
PB. 51 PG. 61
McCOLLEM LANE
FORSYTH COUNTY, NC
ENCUMBERING BLOCKLOT 5415 A006**

BEGINNING AT A FOUND IRON PIPE, IN THE WESTERN RIGHT-OF-WAY OF McCOLLEM LANE, THE COMMON CORNER BETWEEN LOTS 6 AND 7 OF PLAT BOOK 51 PAGE 61 OF THE FORSYTH COUNTY REGISTER, THENCE, WITH THE COMMON LINE BETWEEN SAID LOTS, N 77°45'28" W A DISTANCE OF 18.12 FEET TO A POINT IN SAID COMMON LINE, THENCE INTO LOT 6 OF PB. 51 PG. 61, N 12°14'32" E A DISTANCE OF 12.23 FEET TO A POINT, THENCE N 07°49'26" E A DISTANCE OF 44.52 FEET TO A POINT, THENCE N 13°06'30' E A DISTANCE OF 39.54 FEET TO A POINT, THENCE S 81°41'19' E A DISTANCE OF 21.08 FEET TO A POINT IN THE WESTERN RIGHT-OF-WAY OF McCOLLEM LANE, THENCE WITH SAID RIGHT-OF-WAY, S 12°25'56' W A DISTANCE OF 97.61 FEET TO A FOUND IRON PIPE IN THE COMMON LINE BETWEEN SAID LOTS 6 AND 7, THE POINT AND PLACE OF BEGINNING, CONTAINING 0.045 ACRES (1972.5 SQ. FT.)

THE SOLE PURPOSE OF THIS DESCRIPTION IS TO DEFINE THE AREA OF LOT 6, PB.51 PG.61 WHICH IS NECESSARY TO THE SEPTIC FIELD ON LOT 7, PB.51 PG.61





REV. 1-25-2007, TO REFLECT NEW PLAT.

PROPERTY REF:
LOT 7, Q3 DEVELOPMENT SUBDIVISION, PB. 51 PG. 61
FORSYTH COUNTY BLOCK LOT= 5415 0007

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

GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

PRELIMINARY PLOT PLAN FOR:
Q3 DEVELOPMENT
LOT 7, PB. 51 PG. 61
McCOLLEM LANE
KERNERSVILLE, N.C. 27284
FORSYTH, NC

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

SCALE: 1" = 30' DATE: 06-19-2008