



2012030017 00152

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

07-10-2012 04:23:37 PM

C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: PATSY RUTH DAVIS
DPTY

BK: RE 3068

PG: 4076-4078

Drafted by: Marilena Jensen-Guthold, Asst. City Attorney-Box 5

NORTH CAROLINA)

GRANT OF EASEMENT

FORSYTH COUNTY)

THIS GRANT OF EASEMENT, made this 9th day of July, 2012,
by K & V, LLC of Forsyth County, North Carolina, parties of the first part, hereinafter called the
Grantors, to CITY OF WINSTON-SALEM, a municipal corporation of Forsyth County, North
Carolina, party of the second part, hereinafter called the Grantee;

W I T N E S S E T H:

That the Grantors, in consideration of Ten Dollars (\$10.00) and other valuable consideration to
them paid by the Grantee, receipt of which is hereby acknowledged, have bargained and sold,
and by these presents do bargain, sell, and convey unto the Grantee its successors and assigns, a
perpetual easement across the property of the Grantors for construction, operation, repair,
maintenance, replacement, and/or removal by the Grantee, its agents, successors, or assigns, of a
sidewalk, said property of the Grantors being situated in the Winston Township, Forsyth County,
North Carolina, and the easement hereby conveyed being described as follows:

Being all of that certain 1694 square foot parcel of land to be used for a permanent
easement, said easement being as shown on Sheet 1 of 3 on Map 201115-P, dated
6/21/12 or as may have been subsequently revised, entitled Cherry Street Sidewalk
Project prepared by the Engineering Division of the City of Winston-Salem and on
file in the Office of the Department of Public Works, Winston-Salem, North Carolina,
to which reference is hereby made for a more particular description.

The above described permanent easement for a public walkway crosses Tax Parcel
Identification Number(s) 6827-62-9642 of the Forsyth County Tax Records as now
constituted.

TO HAVE AND TO HOLD the aforesaid easement and all privileges and appurtenances
thereunto belonging, to the Grantee and its successors and assigns, including, but not limited to,
the free and full right of ingress and egress over and across said easement. The easement, herein
conveyed, shall allow public, pedestrian and non-motorized traffic, and shall permit
maintenance, repair, and replacement of the paving in the easement area.

The Grantors covenant that they are seized of the aforesaid premises in fee and have the right to convey the easement hereby granted; that same are free from encumbrances; and that they will warrant and defend said title to said easement against the claims of all persons whatsoever.

The Grantors agree, for themselves, their heirs and assigns, that they shall not be entitled to, and neither shall they have nor make any claim for, damages, by reason of any damage, of whatsoever nature done or to be done, to any structure, or to trees, crops, or other vegetation within the boundaries of said easement, in connection with any of the activities permitted the Grantees, hereunder.

The Grantors, their heirs and assigns, may use the property within the boundaries of the easement conveyed herein in any manner consistent with, and not in derogation of, the use or purposes to which said easement may be put by the Grantee. In further limitation of the right of the Grantors to use the property within the boundaries of said easement, it is agreed that the Grantors shall not obstruct or permit the obstruction of the easement, nor erect any buildings or permanent, non-movable structures, therein, without the Grantee's prior written permission.

It is agreed that this grant covers all the agreements between the parties, and no representations or statements, verbal or written, have been made modifying, adding to or changing the terms of this agreement.

IN WITNESS WHEREOF the Grantor has caused this instrument to be signed in its corporate name by its MANAGING MEMBER.

By: K & V, LLC

By Vernon C. Carlton, Jr. (Seal)
MANAGING MEMBER President

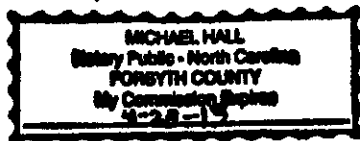
NORTH CAROLINA)

COUNTY)

I, Michael Hall a notary public, certify that VERNON C. CARLTON, Jr.

personally came before me this day and acknowledged that he/she is the MANAGING MEMBER of K & V, LLC, a corporation, and that by authority duly given and as the act of the corporation, on behalf of K & V, LLC, the foregoing instrument was signed in its name by its Secretary.

Witness my hand and official seal, this the 9th of July, 20 12.



Michael Hall
 Notary Public

My Commission expires: 4/23/13