

DRAWN BY: LESLIE G. FRYE

MAIL TO: Kenneth G. Hauser 8025 Trovaway Court, Lewisville N.C 27023

NORTH CAROLINA)
FORSYTH COUNTY)

37 DEED OF EASEMENT

THIS DEED OF EASEMENT Made this the 18th day of January, 1991 by REBECCA HAUSER BAILEY and husband, ROBERT M. BAILEY, parties of the first part, to KENNETH G. HAUSER and REBECCA HAUSER BAILEY, parties of the second part;

W I T N E S S E T H:

THAT the said parties of the first part, in consideration of One Dollar and other valuable consideration (\$1.00 o.v.c.) to them paid by the said parties of the second part, the receipt of which is hereby acknowledged, have bargained and sold, and by these presents do bargain, sell and convey unto the said parties of the second part and their heirs and assigns, a non-exclusive easement for ingress, egress and regress over and across a tract or parcel of land in the County of Forsyth, Township of Lewisville, and State of North Carolina, said easement being bounded as follows:

GIFT DEED

BK1716 P3147

Beginning at an iron stake in the South right of way line of Hauser Road said iron stake being in the common property line of Rebecca H. Bailey's 2.35 acre tract (inherited from her mother, Alcie Hauser Beauchamp) and Dorothy Hauser Crouch's 4.95 acre tract; running thence from said Point of Beginning along the South right of way line of Hauser Road, by chord measurement, North 87° 42' 50" East 25.09 feet to a point; running thence South 02° 28' 35" East 480.07 feet to a point in the North line of the 4.05 acre tract of land owned by Kenneth G. Hauser and Rebecca Hauser Bailey (inherited from their grandfather, W. F. Hauser); running thence with the Hauser and Bailey North line, North 88° 46' 35" West 25 feet to an iron stake, Rebecca H. Bailey and Dorothy Hauser Crouch common corners in Hauser and Bailey line; running thence with Crouch's line, North 02° 28' 35" East 478.4 feet to an iron stake, the Point and Place of Beginning, being a 25 foot wide roadway and utility easement running from Hauser Road to the Property of Kenneth G. Hauser across the westernmost 25 feet of Rebecca H. Bailey's 2.35 acre tract inherited from her mother, Alice Hauser Beauchamp.

TO HAVE AND TO HOLD the aforesaid non-exclusive easement for ingress, egress and regress to the parties of the second part and their successors and assigns in title forever; it being agreed that the easement hereby granted is appurtenant to and runs with the land now owned by the parties of the second part.

And the said parties of the first part do covenant that they are seized of the premises in fee upon which said easement is granted and have the right to grant said easement; that the same is free of encumbrances and will warrant and defend the title to said easement against the claims of all persons whatsoever.

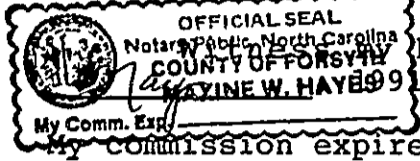
IN TESTIMONY WHEREOF the said parties of the first part have hereunto set their hands and seals.

Rebecca Hauser Bailey (SEAL)
REBECCA HAUSER BAILEY

Robert M. Bailey (SEAL)
ROBERT M. BAILEY

NORTH CAROLINA - County of Forsyth

I, Martine W. Hayes, a Notary Public of Forsyth County, North Carolina, do hereby certify that REBECCA HAUSER BAILEY and husband, ROBERT M. BAILEY, grantors, personally appeared before me this day and acknowledged the execution of the foregoing deed of conveyance.



hand and notarial seal this the 17th day of

Martine W. Hayes
Notary Public

STATE OF NORTH CAROLINA - Forsyth County

The foregoing certificate(s) of Martine W. Hayes a Notary Public of Forsyth County, N. C. is/are certified to be correct. This the 31 day of May, 1991.

L. E. SPEAS, REGISTER OF DEEDS

By Jessie Golden
Deputy/Assistant

PRESENTED FOR
RECORDATION
MAY 31 1991

'91 MAY 31 AM 10:06

L. E. SPEAS,
REGISTER OF DEEDS
FORSYTH CO. N. C.

#800 pd
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