2023002065
MCDOWELL CO, NC FEE $26.00
PRESENTED & RECORDED:
05-05-2023 01:53:41 PM
LYDIA TILLEY EFFLER
REGISTER OF DEEDS
BY: SARA GARDNER
DEPUTY REGISTER OF DEEDS
BK: CRP 1434
PG: 301-304

Prepared by and return after recording to:
Little, Lattimore, and Ledford P.A.
20 North Main Street
Marion, NC 28752

NORTH CAROLINA
McDOWELL COUNTY

EASEMENT DEED

This is an Easement Deed, made this 26th day of April, 2023, by and between **MT. PLEASANT BAPTIST CHURCH OF MCDOWELL COUNTY, A North Carolina Non-Profit Corporation**, the Grantor, referred to below as **MT. PLEASANT**; and **LAURA S. MIKOS and husband, MICHAEL J. PUCKETT**, the Grantee, referred to below as **MIKOS / PUCKETT**; all parties being of McDowell County, North Carolina;

W I T N E S S E T H :

WHEREAS, MT. PLEASANT is the owner of a certain lot or tract of land located on Mt. Pleasant Church Road in Glenwood Township, McDowell County, North Carolina, being a portion of the land described by Deed recorded in McDowell Deed Book 987 at page 470; and

WHEREAS, MIKOS / PUCKETT is the owner of certain lots or tracts of land located off of Mt. Pleasant Church Road in Glenwood Township, McDowell County, North Carolina, said land adjoining the **MT. PLEASANT** property, described above, the same being the land conveyed to **MIKOS / PUCKETT** by Deed recorded in McDowell Deed Book 1342 at Page 228 and in McDowell 1434 at Page 297; and

WHEREAS, the parties have agreed that **MIKOS / PUCKETT** should have a perpetual easement across the land of **MT. PLEASANT** to provide access to the **MIKOS / PUCKETT** property from Mt. Pleasant Church, for the purposes of ingress, egress and

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regress; for utility services; and for all other purposes necessary for the full enjoyment of **MIKOS / PUCKETT**'s property.

NOW THEREFORE, in consideration of one dollar and other valuable consideration, **MT. PLEASANT** does hereby give, grant, bargain and convey unto **MIKOS / PUCKETT** a perpetual right of way and easement across **MT. PLEASANT**'s property referred to above, which is described as follows:

> **BEING ALL** of the area labeled as "Proposed Access Easement" as further detailed on the inset of McDowell County Plat Book 40, Page 15, which is incorporated by reference as if fully set forth for a more complete metes and bounds description.

By signature below, **MIKOS / PUCKETT** specifically agrees to maintain and keep in good repair the driveway constructed within the easement and to be solely responsible for all costs of such maintenance, repair and upkeep of the said driveway.

TO HAVE AND TO HOLD the right and easement hereby granted to **MIKOS / PUCKETT** and their successors in title forever. Said right-of-way easement shall be appurtenant to and shall run with the title to the **MIKOS / PUCKETT** tract.

[SIGNATURES AND NOTARY ACKNOWLEDGMENTS FOLLOW]

IN TESTIMONY WHEREOF, Grantors and Grantees have hereunto set their hands and seals the day and year first above written.

GRANTORS:
MT. PLEASANT BAPTIST CHURCH OF MCDOWELL COUNTY
A North Carolina Non-Profit Corporation

By: Shirley Laughter (Seal)
SHIRLEY LAUGHTER, Secretary/ Authorized Signer

NORTH CAROLINA
MCDOWELL COUNTY

I, the undersigned Notary Public for the above county and state, certify that **SHIRLEY LAUGHTER** personally appeared before me this day and acknowledged that he/she is **Secretary/ Authorized Signer** of **MT. PLEASANT BAPTIST CHURCH OF MCDOWELL COUNTY, A North Carolina Non-Profit Corporation**, and that he/she as said officer, being authorized to do so, executed the foregoing document on behalf of the corporation. I certify that *(check one of the following)*

- ☐ I have personal knowledge of the identity of the Signatory; *or*
- ☑ I have seen satisfactory evidence of the Signatory(ies)'s identity, by a current state *or* federal identification with the Signatory(ies)'s photograph in the form of:
  (check one of the following)
  - ☑ a driver's license *or*
  - ☐ in the form of _____; *or*
- ☐ a credible witness has sworn to the identity of the Signatory.

The Signatory acknowledged to me that he voluntarily signed the foregoing document for the purpose stated therein and in the capacity indicated. Witness my hand and official seal or stamp this the 26th day of April, 2023.

Shelley Roach
NOTARY PUBLIC

SHELLEY ROACH
Printed name of Notary Public

SHELLEY ROACH NOTARY PUBLIC MCDOWELL COUNTY, N.C.

My Commission Expires:
4-29-2027

IN TESTIMONY WHEREOF, Grantors and Grantees have hereunto set their hands and seals the day and year first above written.

GRANTEES:

_____(Seal)
LAURA S. MIKOS

_____(Seal)
MICHAEL J. PUCKETT

NORTH CAROLINA
MCDOWELL COUNTY

I, the undersigned Notary Public in and for said County and State, do hereby certify that **LAURA S. MIKOS and husband, MICHAEL J. PUCKETT** personally appeared before me this date and acknowledged his/her due execution of the foregoing instrument for the uses and purposes therein expressed. I certify that *(check one of the following)*

☐ I have personal knowledge of the identity of the Signatory; *or*
☑ I have seen satisfactory evidence of the Signatory(ies)'s identity, by a current state *or* federal identification with the Signatory(ies)'s photograph in the form of:

(check one of the following)
☑ a driver's license *or*
☐ in the form of _____; *or*

☐ a credible witness has sworn to the identity of the Signatory.

WITNESS my hand and notarial seal, this the 5th of May, 2023.

My Commission Expires:

4-29-2027

_____
NOTARY PUBLIC

Shelley Roach
Printed name of Notary Public

SHELLEY ROACH NOTARY PUBLIC MCDOWELL COUNTY, N.C.

\\2019Server\all\Puckett\Michael J\23 RE 447\Easement 4-24-23.wpd