



2022006838

DAVIDSON CO, NC FEE \$26.00

NO TAXABLE CONSIDERATION

PRESENTED & RECORDED:
03-24-2022 02:54:19 PM

MICHAEL HORNE
REGISTER OF DEEDS
BY: TARA W. WHITMAN
DEPUTY

BK: DE 2538

PG: 741-744

Excise tax paid:

Parcel Identifier No. 01012B0000-0001-B

THIS INSTRUMENT WAS PREPARED BY JAMES W. ARMENTROUT, A LICENSED NORTH CAROLINA ATTORNEY. DELINQUENT TAXES, IF ANY, TO BE PAID BY THE CLOSING ATTORNEY TO THE COUNTY TAX COLLECTOR UPON DISBURSEMENT OF CLOSING PROCEEDS.

Mail after recording to/future tax bills to: GRANTEE

This instrument was prepared by: James W. Armentrout (no title search requested or performed)

NORTH CAROLINA
DAVIDSON COUNTY

DEED OF EASEMENT

THIS GRANT OF EASEMENT is made this 27th day of March, 2022 by Meadowlands Homeowners Association, Inc. a North Carolina non-profit corporation, of Davidson County, North Carolina (hereinafter GRANTOR) to Meadowlands Golf, LLC, a North Carolina limited liability company, of Davidson County, North Carolina, (hereinafter GRANTEE);

WITNESSETH

That GRANTOR, in consideration of One Dollar (\$1.00) and other valuable consideration to it paid by GRANTEE, the receipt of which is hereby acknowledged, has bargained and sold and by these presents does bargain, sell and convey unto GRANTEE, its successors and assigns, an easement or right-of-way across the property of GRANTOR for the use, maintenance, replacement and/or removal by GRANTEE, its agents, successors or assigns, of a golf course cart path, said property of GRANTOR being situated in Abbotts Creek Township, Davidson County, North Carolina, and the easement and right-of-way hereby conveyed being described as follows:

ATTACHMENT A HERETO

TO HAVE AND TO HOLD the aforesaid easement or right-of-way and all privileges and appurtenances thereunto belonging to GRANTEE and their agents, successors and assigns, including, but not limited to, the free and full right of ingress and egress over and across said easement and the right from time to time, in the opinion of GRANTEE, to use, maintain, replace and/or remove an existing golf course cart path in said easement. The easement or right-of-way hereby granted shall continue for so long as same is necessary for direct access from the nearest public roadway to parts of the playable golf course.

OFFICIAL COPY

Aug 16 2023

GRANTOR covenants that it is seized of the aforesaid premises in fee and has the right to convey the easement or right-of-way hereby granted; that the same is free from all encumbrances and that it will warrant and defend said title to said easement or right-of-way against the claims of all persons whatsoever.

IN WITNESS WHEREOF, Meadowlands Homeowners Association, Inc. has executed this Deed of Easement on the day and year first above written.

MEADOWLANDS HOMEOWNERS ASSOCIATION, INC.

BY: Jennifer R. Baker
President

North Carolina
Forsyth County

I, James W. Armentrout, a Notary Public of Forsyth County, North Carolina, do hereby certify that Jennifer R. Baker, President of Meadowlands Homeowners Association, Inc., personally known to me, appeared before me and acknowledged the voluntary execution of the foregoing instrument on behalf of the corporation.

Date: 3/24/22
James W Armentrout
NOTARY PUBLIC
My commission expires: Forsyth County, NC
My Commission Expires March 25, 2027

[Signature]
Notary Public
(Seal)

EXHIBIT A

BEGINNING at a point in the southern right-of-way line of Southern Woods Drive as shown on a plat of Meadowlands, Section 1, Southern Woods recorded in Plat Book 45, Page 68, Davidson County, North Carolina Register of Deeds, said beginning point also being the northeast corner of Lot 335, Southern Woods; running thence from said beginning point with the eastern boundary of Lot 335 South 00 08' 55" East 46.73 feet to a point; running thence on a new line South 25 49' 40" East 147.33 feet to a point; continuing thence on a new line South 86 48' 57" East 217.49 feet to a point; running thence on a new line North 03 11' 03" East 45.00 feet to a point; running thence on a new line North 86 48' 57" West 196.71 feet to a point, the southwest corner of Lot 336 Southern Woods (Plat Book 45, Page 68); running thence with the western boundary of Lot 336 North 25 49' 40" West 154.28 feet to a point in the southern right-of-way line of Southern Woods Drive (Plat Book 45, Page 68) which is also the northwestern corner of Lot 336, Southern Woods; running thence with the southern right-of-way line of Southern Woods South 80 45' 39" West 20.61 feet to a point, the northeast corner of Lot 335, the point and place of BEGINNING; same is a described General Access and Utility Easement for the Pump Station #1, including the station, paved access roadway, fence with gate, sewer manholes, sewer lines and accessory equipment serving the Meadowlands community and which is located in the common area of Meadowlands as shown on a tract in Deed Book 2018, Page 87, Davidson County Registry. See the attached Exhibit B for more information.

EXHIBIT B

OFFICIAL COPY
AUG 16 2023

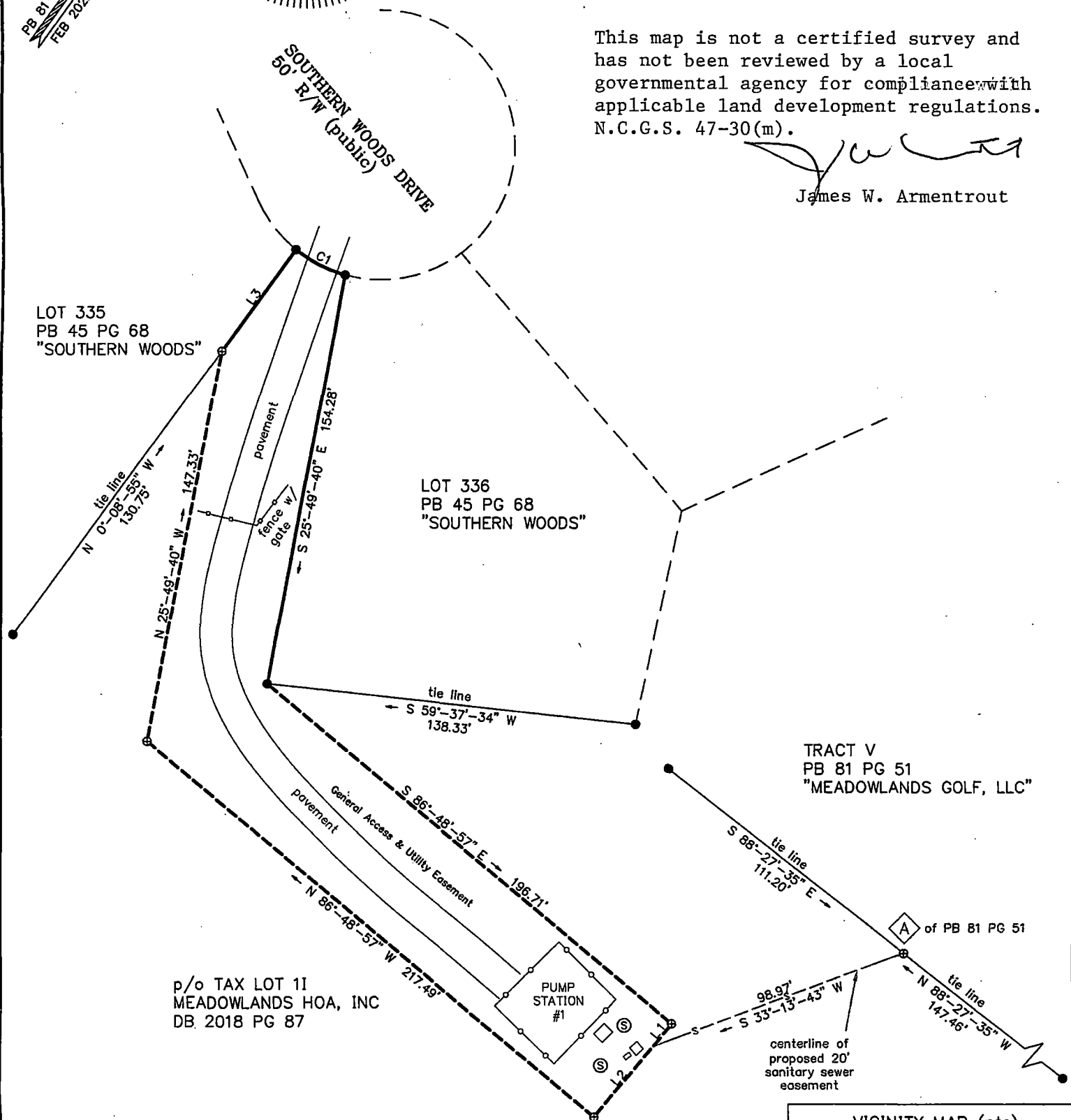
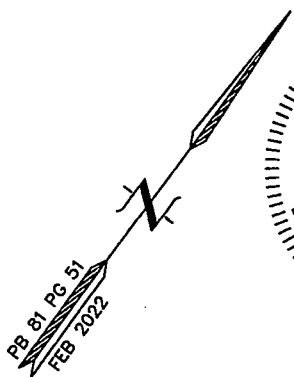
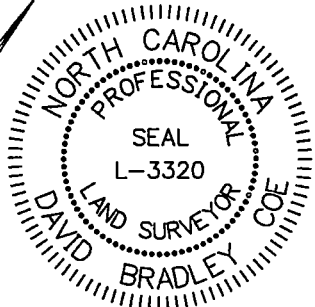
I certify that this map was drawn under my supervision from an actual survey made under my supervision (description recorded in DB _____ PG _____ or other reference source _____) that the boundaries not surveyed are indicated as drawn from information in DB _____ PG _____ or other reference source _____ that the ratio of precision or positional accuracy is 1:10,000+ and that this map meets the requirements of the Standards of Practice for Land Surveying in North Carolina (21 NCAC 56.1600).
This 17 day of Mar 2022

[Signature]
Professional Land Surveyor

THIS MAP IS SUBJECT TO ANY EASEMENTS OR RIGHTS-OF-WAY OF RECORD PRIOR TO THE DATE OF THIS MAP WHETHER VISIBLE OR NOT
TITLE SEARCH NOT PROVIDED.

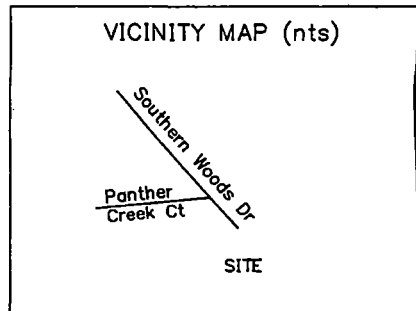
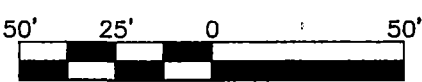
This map is not a certified survey and has not been reviewed by a local governmental agency for compliance with applicable land development regulations. N.C.G.S. 47-30(m).

[Signature]
James W. Armentrout



Line	Bearing	Distance
L1	S 3°-11'-03" W	10.64'
L2	S 3°-11'-03" W	34.36'
L3	N 0°-08'-55" W	46.73'

Curve	Radius	Chord Bearing and Distance	Arc Length
C1	50.00'	N 80°-45'-39" E 20.61'	20.76'



- ☐ WATER METER
- ⊙ SEWER MANHOLE
- ⊙ POWER POLE
- IRON FOUND
- IRON SET MONUMENT
- PROPERTY LINE (surveyed)
- - - PROPERTY LINE (not surveyed)
- ⊕ POINT NOT MONUMENTED
- R/W RIGHT-OF-WAY
- STREAM
- E—E— OVERHEAD POWER LINE
- ⊙ WELL

MAP FOR MEADOWLANDS DEVELOPMENT, LLC				
SCALE	COUNTY	TOWNSHIP	DATE	PREC. RATIO
1" = 50'	DAVIDSON	ABBOTTS CRK	14 MAR 2022	1 : 10,000 +
TAX MAP 12A p/o TAX LOT 11				
REF: DB 2018 PG 87				
owner: MEADOWLANDS HOMEOWNERS ASSOCIATION INC.				
AREA BY COORDINATES	COE FORESTRY & SURVEYING F-0141 P.O. BOX 36 WALLBURG, N.C. 27373 PHONE/FAX (336) 769-4673 EMAIL: coefor@gmail.com			JOB # ML_pump_station_1
DRAFTED BY: CLJ				SURVEYED BY DL/TG