



2013055390 00136
FORSYTH CO, NC FEE \$26.00
STATE OF NC REAL ESTATE EXT
\$49.00

PRESENTED & RECORDED:
12-06-2013 02:53:19 PM
C. NORMAN HOLLEMAN
REGISTER OF DEEDS
BY: S. GRIFFITH
DPT

BK: RE 3158
PG: 389-391

Revenue Stamps \$ 49.00

Original to Wells Jenkins

DEED FOR HIGHWAY RIGHT OF WAY

THIS INSTRUMENT DRAWN BY Rodney Hatton CHECKED BY Rick Yates

The hereinafter described property Does Does not include the primary residence of the Grantor.

RETURN TO: Division Right of Way Agent - NCDOT
Attn: Rodney Hatton
1605 Westbrook Plaza Dr.
Winston-Salem, NC 27013

NORTH CAROLINA T.I.P No.: U-2925
COUNTY OF Forsyth WBS ELEMENT: 34892.3.1
TAX MAP AND LOT 6835-71-0189 TIP/PARCEL NUMBER: U-2925 014
ROUTE: Salem Creek Connector

THIS FEE SIMPLE DEED, made and entered into this the 26th day of September, 2013
by and between Eugene J. Haney and wife, Rosa Lee Haney
1328 Diggs Blvd, Winston Salem NC 27107

hereinafter referred to as GRANTORS, and the Department of Transportation, an agency of the State of North Carolina, 1546 Mail Service Center, Raleigh, NC 27611, hereinafter referred to as the Department;

WITNESSETH

That the GRANTORS, for themselves, their heirs, successors, and assigns, for and in consideration of the sum of \$ 24,500.00 agreed to be paid by the DEPARTMENT to the GRANTORS, do hereby give, grant and convey unto the DEPARTMENT, its successors and assigns, in FEE SIMPLE that certain property located in Winston Township, Forsyth County, North Carolina, which is particularly described as follows:

Point of beginning being S 40°56'56" W, 34.76 feet from -Y3A- Sta. 27+00; thence to a point on a bearing of S 89°07'02" E, a distance of 61.1 feet; thence to a point on a bearing of S 00°13'15" W, a distance of 8.1 feet; thence to a point on a bearing of S 73°38'53" W, a distance of 81.2 feet; thence to a point on a bearing of N 27°56'47" E, a distance of 36.1 feet; returning to the point and place of beginning.

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IN ADDITION, and for the aforestated consideration, the GRANTORS further hereby convey to the DEPARTMENT, its successors and assigns the following described areas and interests:

Permanent Utility Easement area described as follows:

Point of beginning being S 08°43'01" W, 49.22 feet from -Y3A- Sta. 27+00; thence to a point on a bearing of S 73°38'53" W, a distance of 33.6 feet; thence to a point on a bearing of S 27°56'47" W, a distance of 18.7 feet; thence to a point on a bearing of N 57°38'01" E, a distance of 48.5 feet; returning to the point and place of beginning.

Said Permanent Utility easement in perpetuity is for the installation and maintenance of utilities, and for all purposes for which the DEPARTMENT is authorized by law to subject same. The Department and its agents or assigns shall have the right to construct and maintain in a proper manner in, upon and through said premises a utility line or lines with all necessary pipes, poles and appurtenances, together with the right at all times to enter said premises for the purpose of inspecting said utility lines and making all necessary repairs and alterations thereon; together with the right to cut away and keep clear of said utility lines, all trees and other obstructions that may in any way endanger or interfere with the proper maintenance and operation of the same with the right at all times of ingress, egress and regress. It is understood and agreed that the Department shall have the right to construct and maintain the cut and/or fill slopes in the above-described permanent utility easement area(s). It is further understood and agreed that Permanent Utility Easement shall be used by the Department for additional working area during the above described project.

SPECIAL PROVISIONS. This deed is subject to the following provisions only:

The undersigned property owners do hereby request that the Department of Transportation enter upon our lands outside of the right of way to the extent as is necessary to reconnect our driveway, and we will have no claim as a result of the reconstruction of said driveway.

The property hereinabove described was acquired by the GRANTORS by instrument(s) recorded in the Forsyth County Registry in Deed Book 1111 Page 1292.

The final right of way plans showing the above described right of way are to be certified and recorded in the Office of the Register of Deeds for said County pursuant to N.C.G.S. 136-19.4, reference to which plans is hereby made for purposes of further description and for greater certainty.

The Grantors acknowledge that the project plans for Project # 34892.3.1 have been made available to them. The Grantors further acknowledge that the consideration stated herein is full and just compensation pursuant to Article 9, Chapter 136 of the North Carolina General Statutes for the acquisition of the said interests and areas by the Department of Transportation and for any and all damages to the value of their remaining property; for any and all claims for interest and costs; for any and all damages caused by the acquisition for the construction of Department of Transportation Project # 34892.3.1, Forsyth County; and for the past and future use of said areas by the Department of Transportation, its successors and assigns for all purposes for which the said Department is authorized by law to subject the same.

TO HAVE AND TO HOLD the aforesaid premises and all privileges and appurtenances thereunto belonging to the DEPARTMENT, its successors and assigns in FEE SIMPLE, or by easement as indicated, for the past, present and future use thereof and for all purposes which the said Department is authorized by law to subject the same.

And the GRANTORS covenant with the DEPARTMENT, that the GRANTORS are seized of the premises in fee simple, have the right to convey the same in fee simple, or by easement as indicated, that the title thereto is marketable and free and clear of all encumbrances, and that the GRANTORS will warrant and defend the title against the lawful claims of all persons whomsoever except for the exceptions hereinafter stated. Title to the property hereinabove described is hereby conveyed subject to the following exceptions:

None


COUNTY Forsyth WBS ELEMENT: 34892.3.1 TIP/PARCEL NO. U-2925 014

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands and seals (or if corporate, has caused the instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors) the day and year first above written.

Eugene J. Haney (SEAL)
Eugene J. Haney

Rosa Lee Haney (SEAL)
Rosa Lee Haney

ACCEPTED FOR THE DEPARTMENT OF TRANSPORTATION BY: Plym K. Hatt

	STATE OF <u>North Carolina</u> Forsyth
	I, <u>Frederick O. Yates</u> State, so hereby certify that <u>Eugene J. Haney and wife, Rosa Lee Haney</u>
	GRANTORS, personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this the <u>26th</u> day of <u>September</u> , <u>200</u>
	My commission expires <u>3/1/2017</u> <u>F. O. Yates</u> Notary Public

The foregoing Certificate(s) of _____ is/are certified to be correct. This instrument and this certificate are duly registered on the _____ day of _____, 20____ in Book _____, Page _____ at _____ o'clock _____ M. REGISTER OF DEEDS FOR _____ COUNTY BY: _____ Deputy/Assistant - Register of Deeds