

Type: CONSOLIDATED REAL PROPERTY
 Recorded: 6/28/2024 12:02:52 PM
 Fee Amt: \$26.00 Page 1 of 4
 Buncombe County, NC
 Drew Reisinger Register of Deeds

BK 6419 PG 1776 - 1779

PREPARED BY AND RETURN TO:
 Annika M. Brock, The Brock Law Firm, PLLC
 26 N. Liberty Street, Asheville, NC 28801

**STATE OF NORTH CAROLINA
 COUNTY OF BUNCOMBE**

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT ("Agreement"), made and entered into this the 14 day of June, 2024, by and between Ryan Paige Rommel, Single ("Grantor") and Kristin Davis Doak-Tarleton and spouse, Jon Reynard Tarleton (collectively "Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of all of that property described in that deed recorded in Deed Book 5938, Page 1317, Buncombe County Registry, commonly known as 74 Linden Avenue, Asheville (the "Grantor Property"); and

WHEREAS, Grantee is the owner that property described in that deed recorded in Deed Book 6407, Page 139, Buncombe County Registry, commonly known as 66 Linden Avenue, Asheville (the "Grantee Property"); and

WHEREAS, a portion of the driveway serving the Grantee Property is located on the Grantor Property; and

WHEREAS, Grantee desires an exclusive, perpetual easement for ingress, egress and regress over and upon that portion of the Grantor Property, described in Exhibit A, attached hereto ("Easement Area") pursuant to the terms contained herein and Grantor agrees to grant said easement.

NOW, THEREFORE, for valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the Grantor hereby grants, bargains, sells and conveys unto the Grantee, their successors and assigns, an exclusive, perpetual easement for ingress, egress and regress over and upon the Easement Area pursuant to the terms set forth herein.

1. Grantor hereby conveys to Grantee an exclusive easement for ingress, egress and regress over and upon the Easement Area on which is located a driveway for the benefit of the Grantee Property.

2. Grantee shall be solely responsible for maintaining the Easement Area in a manner passable by vehicular traffic.

Submitted electronically by "Brock Law Firm, PLLC"
 in compliance with North Carolina statutes governing recordable documents
 and the terms of the submitter agreement with the Buncombe County Register of Deeds.

3. Grantee agrees to indemnify, defend and hold harmless Grantor against all claims, demands, loss, damage, liabilities and expenses and all suits, actions and judgments arising out of, or in any way related to use of the Easement Area by Grantee, their successors and or assigns.

TO HAVE AND TO HOLD the aforesaid easement with all privileges and appurtenances thereto belonging to the Grantee, its successors and/or assigns forever upon the terms set forth above.

And the Grantor covenants with the Grantee, that Grantor is seized of the Easement Area in fee simple, has the right to convey the described easement across the Grantor Property, that the easement on the Grantor Property is free and clear of all liens and encumbrances and that Grantor will warrant and defend the title to said easement against the lawful claims of all persons whomsoever.

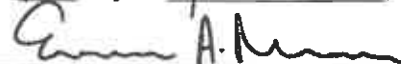
IN WITNESS WHEREOF, the Grantor has hereunto caused this Easement Agreement to be duly executed on the day and year set forth below.

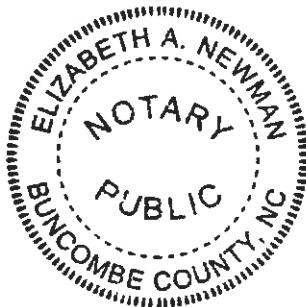
 (SEAL)
Ryan Paige Rommel

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

The undersigned, a Notary Public for said County and State, do hereby certify that the following person personally appeared before me this day and acknowledged that due execution of the foregoing instrument in the following capacity: Ryan Paige Rommel

Witness my hand and official stamp or seal this the 14th day of JUNE, 2024.


Notary Public
My Commission Expires: 8/17/2024



IN WITNESS WHEREOF, the Grantee has hereunto caused this Easement Agreement to be duly executed on the day and year set forth below.

Kristin Davis Dodd-Tarleton (SEAL)
Kristin Davis Dodd-Tarleton

Jon R Tarleton (SEAL)
Jon Reynard Tarleton

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

The undersigned, a Notary Public for said County and State, do hereby certify that the following person personally appeared before me this day and acknowledged that due execution of the foregoing instrument in the following capacity: Kristin Davis Dodd-Tarleton

Witness my hand and official stamp or seal this the 14 day of June, 2024

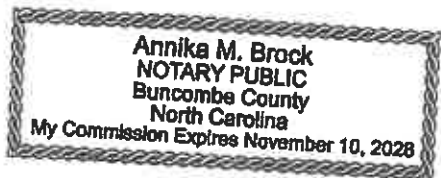


Annika M. Brock
Notary Public
My Commission Expires: 11-10-28

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

The undersigned, a Notary Public for said County and State, do hereby certify that the following person personally appeared before me this day and acknowledged that due execution of the foregoing instrument in the following capacity: Jon Reynard Tarleton

Witness my hand and official stamp or seal this the 14 day of June, 2024.



Annika M. Brock
Notary Public
My Commission Expires: 11-10-28

EXHIBIT A

BEGINNING at a point located in the shared boundary of the Grantor Property and the Grantee Property, said point being North 37° 42' 59" East 206.95 feet from the southwestern corner of the Grantee Property, and the southeastern corner of the Grantor Property, and running thence the following five (5) calls and distances: North 18° 52' 20" East 2.78 feet; North 34° 47' 48" East 12.92 feet; North 35° 00' 25" East 34.83 feet; North 39° 32' 08" East 26.78; and North 48° 32' 16" East 12.53 feet; running thence with the shared line of Grantor Property and the Grantee Property, South 37° 42' 59" West 89.39 feet to the point of BEGINNING.

