

## Easements / Land Use / Encroachment Disclosure

3+/- Acres on Charlie Randall Rd, Lawndale, NC / Parcel# 57420

- 1) There is a recorded land use agreement for the former owner who lives at the adjoining property to continue the use of her garden as long as she lives. This agreement is non perpetual and non transferable (see attachment section of listing)
- 2) There is a driveway easement for a driveway that currently does not exist along the northern boundary of the property. Reasoning: the former owner of the subject property lives in the mobile home on the adjoining tract. She currently accesses her home through another property in which she has only verbal arrangement. She created this easement in the event the current or future owner of that property were to deny her access, she would then have a deeded easement to build a driveway and access her home. This easement is perpetual and would be her or future owners expense to build and maintain the driveway (see recorded easement in attachments of listing).
- 3) There is an existing non-exclusive driveway easement along the southern property line to access two properties. It does appear that the driveway ventures out of the easement and onto the subject property per the recent survey (see survey in attachments of listing).
- 4) There is a possible 20' utility easement (see survey)
- 5) Per the recent survey, the roof of the mobile home to the north of the property appears to be .4" over the property line (see survey)

\_\_\_\_\_Date\_\_\_\_\_

Buyer

\_\_\_\_\_Date\_\_\_\_\_

Buyer