

0.39 Acres
Cohort 441

Narrow spur (F)

White & Reynolds
DB 1632 PG 684
PIN: 7539 15 8036

Bryson
DB 1212, PG 843
PC 12, SL 677
PIN: 7539 25-3823

McClure
DB 2251, PG 23
PC 23, SL 497
PIN: 7539 24-1908

100
110
120
130
1361

1/2" Iron pipe (F)
Top of Ridge
in Fence Line

5/8" Rebar (F)

5/8" Rebar (S)
at 25.43'

30' FROM
EXIST

Property line runs
with Center of Creek

Reference corner (F) at
S 66°36'50" W - 7.31'

30" Maple

N 16°35'25" W
16.92'

N 16°35'25" W
14.90'

S 2°17'
317.0051 N

S 73°14'23" W
324.78' (T)

8" Soil Rd

8" Soil Rd

Gravel

Gravel

8" Gravel Drive

Overhead Power Line

S 2°17'

S 73°14'23" W

S 73°14'23" W

S 66°36'50" W - 7.31'

N 16°35'25" W

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N 16°35'25" W

Jackson County Custom Map



- ▲ Address_Points
- Centerlines
- Parcel Lines
- Easement
- Subdivision
- ROW
- Hooks
- Leader Line
- Lot Line
- Subdivision
- Deed Plot



WARNING: THIS IS NOT A SURVEY
 This map is prepared for inventory of real property within Jackson County. It is compiled from recorded deeds, plats, and public data records. Users of this map are hereby notified that the information and public information sources should be consulted for verification, Jackson County or any County representative assumes no legal responsibility for the contents.

BK 2371 PG 761 - 767

Prepared by and return to:
Eric Ridenour of Ridenour & Goss, P.A.
P.O. Box 965, Sylva, North Carolina 28779

STATE OF NORTH CAROLINA
COUNTY OF JACKSON

ROAD RIGHT OF WAY AND COVENANT
AGREEMENT

THIS ROAD RIGHT OF WAY AND COVENANT AGREEMENT is dated the 27th day of December, 2023, by and between DELENA LOUISE JAY, SADIE L RUDD and KEITH B. RUDD, hereinafter "First Party," and ALFRED BELANGER and spouse, JEANETTE BELANGER, hereinafter, "Second Party."

The designations Grantor and Grantee as used herein shall include the above parties and their respective heirs, successors, and assigns, whether singular, plural, masculine, feminine, or neuter, as required by context.

WITNESSETH:

WHEREAS, First Party are all the owners of that approximate 13.73 acre tract of real property located at 402 East Fork Rd, Jackson County, North Carolina more particularly described in Book 2217, Page 110 of the Jackson County Public Registry as evidenced by the Last Will and Testament of Gretchen B. Leatherwood in Jackson County, North Carolina File NO. 23 E 370; and

WHEREAS, Belanger is the owner of that approx 28 acre tract of real property located off of East Fork Road, Jackson County, NC more particularly described in Book 1914, Page 852 of the Jackson County Public Registry; and

WHEREAS, the parties, or their predecessor in title engaged in litigation over the location of a right of way in Jackson County File No. 23 CVS 165 and have entered into a Settlement and Release Agreement of even date herewith.

NOW, THEREFORE, for and in consideration of the mutual promises set forth herein below, and other good and valuable consideration, the receipt and sufficiency of which is hereby

Submitted electronically by "Ridenour & Goss, PA"
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Jackson County Register of Deeds.

acknowledged, the parties, for themselves, their heirs, successors, and assigns, agree to be legally bound as follows:

1. First Party hereby conveys to Second Party a 30' wide Right of Way over the eastern most portion of property of the First Party, extending from the centerline of State Road 1313 (East Fork Road), with the eastern boundary line of First Party, over East Fork Creek, to the common boundary line of the First Party and Second Party.
2. First Party further grants to Second Party the right to convey a shared interest in the right of way to the owner of the real property contiguous to the property of the Second Party, a 13.91 acre tract more particularly described in part in the deed recorded at Book 121, Page 570 of the Jackson County Registry. Such conveyance of the use of the right of way by Second Party to the third party owner of the 13.91 acre tract shall be subject to the same restrictions set forth herein.
3. Second Party hereby conveys to First Party a 20' wide right of way from the end of the above described right of way, thence in a westerly direction with the common boundary line of the parties, to the real property of First Party
4. Second Party hereby restricts the use of their above described 28 acre tract of real property to no more than 2 single family residential units and further agrees that their real property and the residential units located thereon shall not be rented or leased for less than 30 day term.

TO HAVE AND TO HOLD said Easement, together with all rights, privileges, and conditions set forth herein, for their heirs, successors, and assigns.

[Signature pages intentionally placed on separate pages]

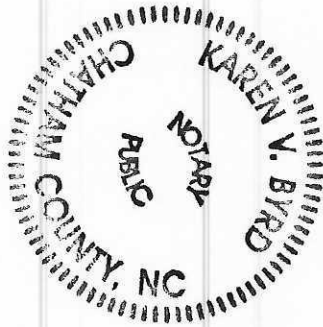
IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date written above.

[Signature] (SEAL)
SADIE L. RUDD

STATE OF nc

COUNTY OF Orange

I, Karen V. Byrd, a Notary Public, certify that SADIE L. RUDD personally appeared before me on the 29 day of December, 2023 acknowledging to me that she signed the foregoing document.



[Signature]
Notary Public (Official Signature)

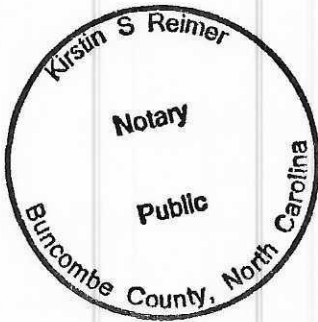
Karen V. Byrd
My commission expires: 5.4.2027

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date written above.

Keith B. Rudd (SEAL)
KEITH B. RUDD

STATE OF North Carolina
COUNTY OF Surcombe

I, Kirstin S Reimer, a Notary Public, certify that KEITH B. RUDD personally appeared before me on the 27th day of December, 2023 acknowledging to me that she signed the foregoing document.



Kirstin S Reimer
Notary Public (Official Signature)

My commission expires: 3 May 2025

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date written above.

Jette Belanger (SEAL)
JEANETTE BELANGER


STATE OF Connecticut


COUNTY OF Fairfield

I, Lynda KAPOSTAS, a Notary Public, certify that JEANETTE BELANGER personally appeared before me on the 22nd day of December, 2023 each acknowledging to me that she signed the foregoing document.

Lynda K
Notary Public (Official Signature)

My commission expires:

 **LYNDA KAPOSTAS**
Notary Public, State of Connecticut
My Commission Expires May 31, 2027

 **LYNDA KAPOSTAS**
Notary Public, State of Connecticut
My Commission Expires May 31, 2027

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date written above.

Alfred Belanger (SEAL)
ALFRED BELANGER

STATE OF Florida
COUNTY OF Martin

I, Samantha A. Damron, a Notary Public, certify that ALFRED BELANGER personally appeared before me on the 22nd day of December, 2023 acknowledging to me that he signed the foregoing document.

Samantha A. Damron
Notary Public (Official Signature)

My commission expires: 8/16/27



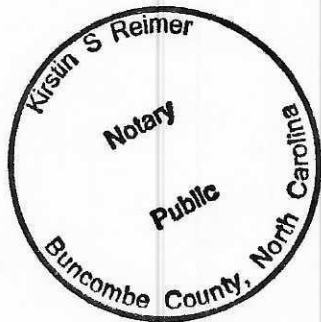
SAMANTHA A. DAMRON
Notary Public
State of Florida
Comm# HH434566
Expires 8/16/2027

IN WITNESS WHEREOF, the parties have executed this Agreement to be effective as of the date written above.

DeLena Louise Jay (SEAL)
DELENA LOUISE JAY

STATE OF North Carolina
COUNTY OF Buncombe

I, Kirstin S Reimer, a Notary Public, certify that DELENA LOUISE JAY personally appeared before me on the 27 day of December, 2023 acknowledging to me that she signed the foregoing document.



Kirstin Reimer
Notary Public (Official Signature)
My commission expires: 3 May 2025