

Revenue: \$30.00

Prepared by: William Shumway  
Return to: John K. Smart, Jr.

349 482

STATE OF NORTH CAROLINA  
COUNTY OF TRANSYLVANIA

April 6, 1992  
AK

**GRANT OF RIGHT OF WAY**

The undersigned, David Lobdell and wife, Nilsa V. Lobdell, hereby grant unto the Meadowlark Partnership, a North Carolina general partnership, a right of way to provide access to property being purchased by the Meadowlark Partnership located adjacent to the property described in Deed Book 214 at Page 68 in the Transylvania County Registry. The right of way shall be 45 feet in width, 22½ feet on either side of a line described as follows:

BEGINNING at an existing iron pipe, said iron pipe being the northeast corner of that property described in the deed from David Lobdell to David D. Smith and Eugene F. Smith recorded in Deed Book 343 at Page 355 in the Transylvania County Registry; thence from said northeast corner, North 42 deg. 30 min. 38 sec. West 10.99 feet to a point standing in the middle of a 30 foot road right of way designated Boylston Creek Lane as shown on the plat of the subdivision for Fred West recorded in Plat File 4 at Slide 12 in the Transylvania County Registry; thence North 49 deg. 29 min. 38 sec. East 43.83 feet to a point; thence North 14 deg. 18 min. 10 sec. East 83.68 feet to a point standing in the end of an existing driveway; thence North 72 deg. 33 min. 44 sec. West 178.70 feet to a point; thence North 39 deg. 27 min. 28 sec. West 95.42 feet to a point; thence North 22 deg. 09 min. 56 sec. West 58.37 feet to a point; thence North 20 deg. 40 min. 32 sec. West 63.77 feet to a P.K. nail set in the edge of the asphalt of NC Highway 280, being the point and place of BEGINNING for the description of the right of way conveyed herein,

South 20 deg. 40 min. 32 sec. East 63.77 feet; thence  
South 22 deg. 09 min. 56 sec. East 58.37 feet; thence  
South 39 deg. 27 min. 28 sec. East 95.42 feet; thence  
South 72 deg. 33 min. 44 sec. East 178.70 feet; thence  
North 79 deg. 28 min. 34 sec. East 92.71 feet; thence  
North 72 deg. 21 min. 01 sec. East 154.28 feet; thence  
North 44 deg. 35 min. 37 sec. East 165.93 feet; thence  
North 53 deg. 13 min. 07 sec. East 88.82 feet; thence  
North 47 deg. 34 min. 12 sec. East 165.05 feet; thence  
North 56 deg. 24 min. 51 sec. East 201.31 feet; thence  
North 70 deg. 31 min. 05 sec. East 52.74 feet; thence  
North 84 deg. 12 min. 50 sec. East 126.47 feet; thence  
South 71 deg. 58 min. 29 sec. East 103.25 feet; thence  
South 66 deg. 51 min. 22 sec. East 120.95 feet; thence  
North 78 deg. 10 min. 07 sec. East 121.42 feet; thence  
North 65 deg. 48 min. 17 sec. East 13.88 feet; thence  
North 25 deg. 00 min. 20 sec. East 182.29 feet; thence  
North 00 deg. 04 min. 19 sec. East 67.00 feet; thence  
North 28 deg. 15 min. 11 sec. East 37.28 feet; thence  
North 52 deg. 09 min. 25 sec. East 41.68 feet; thence  
North 61 deg. 18 min. 09 sec. East 84.77 feet; thence  
North 69 deg. 52 min. 58 sec. East 160.27 feet; thence  
North 38 deg. 36 min. 58 sec. East 81.80 feet; thence  
North 67 deg. 39 min. 22 sec. East 96.95 feet; thence  
North 74 deg. 47 min. 16 sec. East 78.66 feet; thence  
North 55 deg. 48 min. 00 sec. East 200.42 feet; thence  
North 47 deg. 18 min. 13 sec. East 118.56 feet; thence  
North 81 deg. 07 min. 59 sec. East 32.52 feet; thence  
South 88 deg. 04 min. 46 sec. East 27.16 feet; thence  
South 38 deg. 13 min. 54 sec. West 138.32 feet; thence  
South 30 deg. 26 min. 01 sec. West 78.11 feet; thence  
South 09 deg. 49 min. 28 sec. West 50.22 feet; thence  
South 13 deg. 34 min. 23 sec. West 44.07 feet; thence  
South 02 deg. 31 min. 11 sec. East 106.57 feet; thence  
South 20 deg. 58 min. 30 sec. East 213.46 feet; thence

South 15 deg. 05 min. 46 sec. East 143.13 feet; thence  
 South 00 deg. 46 min. 33 sec. West 40.85 feet; thence  
 South 24 deg. 58 min. 18 sec. East 111.04 feet; thence  
 South 25 deg. 17 min. 03 sec. West 79.48 feet; thence  
 South 12 deg. 36 min. 50 sec. West 62.99 feet; thence  
 North 76 deg. 54 min. 03 sec. East 48.24 feet; thence  
 North 63 deg. 32 min. 25 sec. East 47.19 feet; thence  
 North 71 deg. 38 min. 28 sec. East 95.14 feet; thence  
 South 81 deg. 51 min. 14 sec. East 103.81 feet; thence  
 North 81 deg. 40 min. 23 sec. East 106.76 feet; thence  
 North 43 deg. 38 min. 00 sec. East 42.22 feet; thence  
 North 54 deg. 00 min. 49 sec. East 71.91 feet; thence  
 North 71 deg. 46 min. 07 sec. East 154.20 feet; thence  
 North 77 deg. 21 min. 06 sec. East 133.47 feet; thence  
 North 59 deg. 51 min. 27 sec. East 78.80 feet; thence  
 North 52 deg. 28 min. 05 sec. East 161.63 feet; thence  
 North 65 deg. 09 min. 47 sec. East 116.91 feet; thence  
 North 39 deg. 10 min. 22 sec. East 46.65 feet; thence  
 North 39 deg. 10 min. 22 sec. East 26.02 feet; thence  
 North 38 deg. 09 min. 13 sec. East 26.30 feet; thence  
 North 49 deg. 29 min. 38 sec. East 43.83 feet; thence  
 North 14 deg. 18 min. 10 sec. East 83.68 feet; thence  
 North 42 deg. 30 min. 38 sec. West 10.99 feet; thence  
 South 77 deg. 09 min. 23 sec. East 84.12 feet; thence  
 North 68 deg. 17 min. 59 sec. East 66.43

The foregoing right of way is to provide access for the Meadowlark Partnership, their successors and assigns, for the property lying South and East of the Lobdell property. The right of way shall be for ingress, egress, and regress for the properties to be acquired by the Meadowlark Partnership, and also for all individuals owning property abutting the right of way.

The grant of right of way is made in consideration of ten dollars, and other good and valuable consideration, receipt of which is hereby acknowledged. This right of way shall enure for the benefit of the grantees, their successors and assigns.

The maintenance of the right of way shall be provided by an association made up of all people utilizing the right of way for ingress and egress. All parties utilizing the right of way shall pay their prorata share of the maintenance expense. To the extent that the grantors were to convey other property adjacent to the right of way to third parties, said third parties utilizing right of way shall also have the obligation to pay their prorata share of road maintenance, said share to be determined by the Meadowlark Partnership in the same manner in which individuals owning land in the property developed by the Meadowlark Partnership are assessed. It is the express intention that the right of way shall be maintained in an all weather condition to provide the required access to the property being developed.

Notwithstanding the foregoing maintenance requirement, David Lobdell and Nilsa V. Lobdell shall have no liability for maintenance of the right of way unless they build a residence that adjoins the right of way and utilizes the right of way for ingress and egress.

This grant of right of way shall become appurtenant to and run with the title to the land currently owned by David Lobdell and wife, Nilsa V. Lobdell as described in that deed recorded in Deed Book 214 at Page 68 in the Pennsylvania County Registry.

Entered into this 24 day of March, 1992.

*David Lobdell*  
DAVID LOBDELL

*Nilsa V. Lobdell*  
NILSA V. LOBDELL

FL.DR. L134-160-40-185  
EXP 1998

349 484

STATE OF FLORIDA  
Palm Beach COUNTY

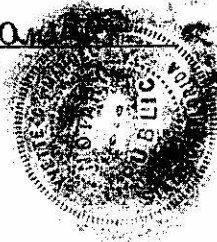
I, Yvette C. Manuel, a Notary Public for said County and State, do hereby certify that DAVID LOBDELL and ~~MILSA V. LOBDELL~~ personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 24<sup>th</sup> day of March, 1992.

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: April 27, 1995.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My commission expires: \_\_\_\_\_

Yvette C. Manuel  
Notary Public  
CC093462



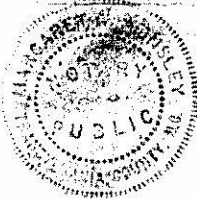
STATE OF NORTH CAROLINA,  
COUNTY OF TRANSYLVANIA.

I, Margaret Tinsley, a Notary Public for said County and State, do hereby certify that MILSA V. LOBDELL personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this the 26<sup>th</sup> day of March, 1992.

My commission expires:  
11-20-95.

Margaret W. Tinsley  
Notary Public



STATE OF NORTH CAROLINA-TRANSYLVANIA COUNTY

The foregoing certificate of Yvette C. Manuel  
a Notary Public ( Margaret W. Tinsley )

State and County designated, is (are) certified to  
be correct.

This 6 day of April, 1992.

Yvette C. Manuel  
Register of Deeds

Filed for registration on the 6 day of April  
1992 at 4:20 o'clock P.M. and registered and  
verified on the 6 day of April, 1992.

In Book No. 849 of page 482  
Yvette C. Manuel  
Register of Deeds, Transylvania County