

mail to:

Prepared by: Harrison & Poore PA, Post Office Box 248, Spruce Pine, NC 28777

NORTH CAROLINA
McDOWELL COUNTY

EASEMENT AGREEMENT

This Agreement made and entered into this the 17 day of August 1998 by and between Blue Ridge Country Club I, Ltd, a Florida limited partnership, hereinafter also referred to as Grantor and Blue Ridge Country Club Property Owners Association, Inc., a North Carolina non-profit corporation, hereinafter also referred to as Grantee;

WHEREAS, the Grantor is the owner of that property of record in Book 468 Page 818 of the McDowell Country Registry; and

WHEREAS, the Grantee is the owner of that property of record in Book 522 Page 94 of the McDowell Country Registry, and located thereon the property known as the "Disposal System"; and

WHEREAS, the property of the Grantee does not have access, and adjoins and is enclosed by the property of the Grantor;

NOW THEREFORE, in consideration of ten dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor conveys unto the Grantee the following:

A perpetual, non-exclusive easement appurtenant to the above described premises for the purposes of ingress, egress and regress, said easement being 15 feet in width and running from the most southerly corner of the property KNOWN AS THE Sewage Treatment Plant Parcel, see Map Book 5 Page 59 of the McDowell County Registry, to the nearest point on the CSX Railroad Right of Way (a 100 foot right of way); thence running with the CSX Railroad right of way in a westerly direction to a common corner with C.C. Young (Deed Book 315 Page 945); thence with the C.C. Young lands North 58 deg 54 min 06 sec West 452.75 feet, thence across Blue Ridge Drive to Catawba River Drive to US Highway 221, said 15 foot easement running with the existing roadway providing access to the Sewage Treatment Plant Parcel.

Also conveying unto the Grantee, its successors and assigns, a perpetual non-exclusive easement appurtenant to the lands of the Grantor for access to sewer, water, and all other lines associated with the Disposal System, including but not limited to, the underground sewer lines running across the property of the Grantor to the property of the Grantee.

To have and to hold the said rights and covenants to the parties, their successors and assigns, in title forever, it being agreed that the rights and easements hereby granted are appurtenant to and run with the land.

566 829

IN WITNESS WHEREOF the Grantor has executed this agreement on this the day and year first above written.



BLUE RIDGE COUNTRY CLUB I, LTD., (SEAL)
A Florida Limited Partnership
By its General Partner:
Blue Ridge Country Club Inc., A Florida Corporation

Cristina L. Graham
Asst. Secretary

by: Edward J. Meyer
Edward J. Meyer
President of Blue Ridge Country Club, Inc.

NORTH CAROLINA
MCDOWELL COUNTY

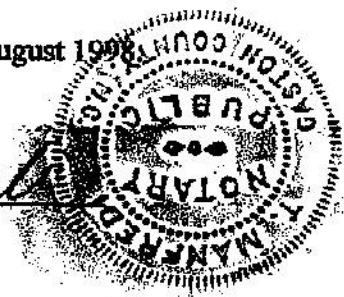
I, a Notary Public of the County and State aforesaid, certify that **Cristina L. Graham**, personally came before me this day and acknowledged that she is the Assistant Secretary of **Blue Ridge Country Club, Inc.** a Florida Corporation that is a General Partner of **Blue Ridge Country Club I, Ltd.**, a Florida Limited Partnership, and that by authority duly given and as the act of the corporation, and on behalf of the Limited Partnership, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested to by her as its Assistant Secretary. Further appeared before me **Edward J. Meyer**, who, being first duly sworn, states that he is the President of **Blue Ridge Country Club, Inc.**, a Florida corporation that is a General Partner of **Blue Ridge Country Club I, Ltd.**, a Florida Limited Partnership, and that the seal affixed to the foregoing instrument is the corporate seal of the corporation and that the writing was signed and sealed by him in behalf of the corporation as the General Partner of **Blue Ridge Country Club I, Ltd.**, by its authority duly given. And the President acknowledged the writing to be the act and deed of the corporation as General Partner of **Blue Ridge Country Club I, Ltd.**

WITNESS my hand and official stamp or seal, this 17th day of August 1998

My Commission expires:

My Commission Expires March 27, 2002

T. Manfredi
Notary Public



FILED NO.

AUG 18 12 26 PM '98

NORTH CAROLINA MCDOWELL COUNTY
The foregoing certificate of T. MANFREDI,
NOTARY PUBLIC is certified to be correct.
Filed for registration at 12:26 PM this
18th day of August, 1998 in Book 566 Page 828.

PATRICIA A REEL
REGISTER OF DEEDS
MCDOWELL COUNTY, NC

PATRICIA A. REEL BY Patricia A. Reel
REGISTER OF DEEDS DEPUTY