


Doc ID: 003742160003 Type: CRP
Recorded: 02/09/2023 at 01:53:02 PM
Fee Amt: \$26.00 Page 1 of 3
Granville County, NC
Kathy M. Taylor Reg of Deeds
BK **1936** PG **672-674**

STATE OF NORTH CAROLINA
COUNTY OF GRANVILLE

**SUBDIVISION STREET DISCLOSURE STATEMENT
AND
MAINTENANCE DECLARATION**

WHEREAS, JSW Partners, G.P. desires to sell real property located in Granville County, North Carolina, said real estate being more particularly described as:

- Lots **A, B, C, D, E, F, G** in the "Exempt Plat Survey for: JSW Partners, G.P.", as per plat therefore recorded in Map Book 51, page 195, Office of Register of Deeds of Granville County, North Carolina.

WHEREAS, an easement had been established on said real property;

NOW, THEREFORE, the hereinabove described owner, does hereby publish this Statement as respects the Subdivision Streets of the "Exempt Plat Survey for: JSW Partners, G.P.", as per plats thereof recorded in -

Map Book 51, Page 195, Office of the Register of Deeds of Granville County, North Carolina.

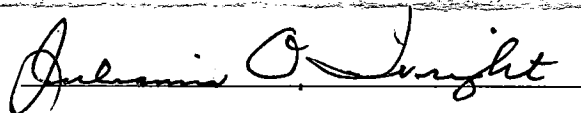
1. That the hereinabove referenced real property and duly recorded plat thereof is accessed by a **Forty-Foot (40') Access Easement** serving lots A, B, C, D, E, F, G.
2. That said easement is governed by the provisions of N.C.G.S. Sec . 136-102.6. (f).
3. That neither the State of North Carolina nor the County of Granville are under any obligation or requirements whatsoever in respect to maintenance of said easement.
4. That as a condition of the acceptance of the deeds of conveyance, the owners of lots A, B, C, D, E, F, G for themselves, their heirs and assigns and the owners of any portion of said lots hereafter conveyed shall be responsible for the maintenance of and all improvements to the **Forty-Foot (40') Access Easement**.
5. That the cost of maintenance and any improvements to the **Forty-Foot (40') Access Easement** shall be equally shared by the lot owners abutting or using said easement.

6. That the lot owners shall meet at any time upon the request for the lots herein referred to. Not less than ten (10) days nor more than thirty (30) days notice of said meeting shall be given to all lots owners affected; provided, however the lot owners may waive notice of meeting. An affirmative vote of two-thirds (2/3rds) of the lot owners shall be required in order to assess the lot owners herein referred to for the cost of maintenance, repairs or improvements to the **Forty-Feet (40') Access Easement**.
7. That any assessment for maintenance repairs or improvements of said easement approved by a vote of two-thirds (2/3rds) of the lot owners affected may be filed as a lien in the manner of a lis pendens in the office of the clerk of Superior Court of Granville County against the property of any owner or owners not paying the assessment within thirty (30) days after vote of the lot owners. Any assessment may further be collected by suit instituted by any one or more lot owners who have paid the amount assessed against them.
- ~~8. That the easement is not constructed to minimum State standards sufficient to allow its inclusion on or to the State highway system for maintenance.~~
9. That this Statement and Declaration is executed and recorded for the express purpose of putting all prospective purchasers of the lots in said property on notice as to the status as an easement, notwithstanding any requirements on the present owner to supply and secure an appropriate acknowledgement of receipt of this Disclosure by any of said lots in the above-described real property.
10. An affirmative vote of two-thirds (2/3rds) of the lot owners shall be required in order to convert said easement into a public road, all property owners along this easement will sign the plat, dedicating the rights-of-way.

This the 19th day of January, 2023

Signed

JSW Partners, G.P.



Julianna O. Wright
Partner

STATE OF NORTH CAROLINA
COUNTY OF Granville

I the undersigned Notary Public, do hereby certify that Julianna O. Wright, personally appeared before me this day and acknowledged that she is Partner of JSW Partners, a North Carolina Partnership and that by authority duly given, the foregoing instrument was signed by her in the Company name as the act of the Company.

WITNESS my hand and notarial seal-stamp, this the 19th day of January, 2023
My Commission Expires:

7.29.27

Tiffany C. Abbott
Notary Public

