

EASEMENT TO DANEKER
LOT FROM HAPPY LANDING DR

COPY

Prepared by and return to:
William Brumsey, IV
BRUMSEY AND BRUMSEY, PLLC
PO Box 100
Currituck, NC 27929

NORTH CAROLINA
CURRITUCK COUNTY DEED OF EASEMENT

THIS DEED OF EASEMENT, made and entered into this 21st day of June, 2014,
by and between BRADY LANDING AIR PARK PROPERTY OWNERS
ASSOCIATION, INC., Grantor, and THOMAS W. BRADY AND WIFE, JANET W.
BRADY, Grantee, whose address is: 261 Maple Rd., Maple, NC 27956.

WITNESSETH:

That whereas, said Grantor is the owner of a certain tract of land located in
Crawford Township, Currituck County, North Carolina, more particularly described as:

Being those streets named Happy Landing Drive and Carrie B Drive as shown on
one or more of the following plats in the Currituck Registry: Plat Cab. C-2, at
Slide 337; Plat Cab. C-2 at Slide 399; Plat Ca. I, Slides 15, 18 and 326; and Plat
Cab. J, at Slide 15.

And, whereas, said Grantee is the owner of a certain tract of land immediately
east of and adjoining said land of the Grantor; the same being the land conveyed to him
by the Grantor herein by deed recorded in Deed Book 356, Page 577 of the Currituck
County Registry and more particularly described as:

Parcel C as shown on that certain plat entitled in part "Recombination Plat for
Tom Brady" prepared by Hyman Robey dated _____ and recorded in
Plat Cabinet ____, Slide ____ of the Currituck County Registry.

And, whereas, Grantee desires to have access to his property from Maple Road
over Happy Landing Drive, a 45' Private Access Easement as shown on that certain plat
recorded in Plat Cabinet C2, Slide 337 of the Currituck County Registry;

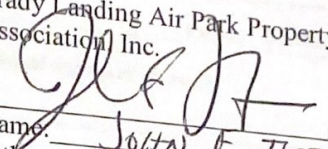
Now, therefore, said Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, to him in hand paid, does hereby grant, bargain, sell and convey unto said Grantee a perpetual right and easement for ingress, egress, regress, across and upon said land of Grantors known as Happy Landing Dr., as shown on that certain plat recorded in Plat Cabinet C2, Slide 337 of the Currituck County Registry.

To have and to hold said right and easement to him the said Grantee and their successors in title forever; it being agreed that the right and easement hereby granted is appurtenant to and runs with the land now owned by the Grantee and referred to above.

In Testimony Whereof, said Grantor has hereunto set his hand and seal the day and year first above written.

Grantor: Brady Landing Air Park Property Owners Association Inc.

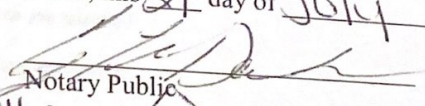
By:


Name: John F. Tipton
Title: BLAPOA PRESIDENT

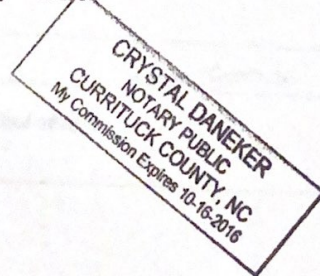
STATE OF North Carolina
COUNTY OF Currituck

I, a Notary Public of the County and State aforesaid, certify that John F. Tipton personally appeared before me this day and acknowledged that he is President of Brady Landing Air Park Property Owners Association, Inc., a North Carolina corporation and that said writing was signed by him in behalf of said corporation by its authority duly given. And the said John F. Tipton acknowledged the said writing to be the act and deed of said corporation.

Witness my hand and official stamp or seal, this 21 day of July, 2014.


Notary Public

My Commission expires: 10-16-2016



SOSID: 863831
Date Filed: 8/28/2006 4:04:00 PM
Elaine F. Marshall
North Carolina Secretary of State
C200623700096

State of North Carolina
Department of the Secretary of State

ARTICLES OF INCORPORATION
NONPROFIT CORPORATION

Pursuant to §55A-2-02 of the General Statutes of North Carolina, the undersigned corporation does hereby submit these Articles of Incorporation for the purpose of forming a nonprofit corporation.

1. The name of the corporation is: Brady Landing Air Park Property Owners Association, Inc.
2. _____ (Check only if applicable.) The corporation is a charitable or religious corporation as defined in NCGS §55A-1-40(4).
3. The street address and county of the initial registered office of the corporation is:
Number and Street 111 Currituck Commercial Drive
City, State, Zip Code Moyock NC 27958 County Currituck
4. The mailing address *if different from the street address* of the initial registered office is:
same
5. The name of the initial registered agent is:
John S. Morrison
6. The name and address of each incorporator is as follows: JOHN S. MORRISON
111 Currituck Commercial Drive, Moyock NC 27958
Moyock NC 27958
7. (Check either a or b below.)
a. The corporation will have members.
b. The corporation will not have members.
8. Attached are provisions regarding the distribution of the corporation's assets upon its dissolution.
9. Any other provisions which the corporation elects to include are attached.
10. The street address and county of the principal office of the corporation is:
Number and Street 111 Currituck Commerical Drive
City, State, Zip Code Moyock NC 27958 County Currituck
11. The mailing address *if different from the street address* of the principal office is:
same

EXCISE TAX ON CONVEYANCE
OF REAL PROPERTY

Complete each section and sign with original signature. File with CURRITUCK County Tax Department. An affidavit may be required with any instrument conveying real property.

1. TRANSFER DATA

Grantor					Grantee		
Brady Landing Air Park POA, Inc.					Thomas W. Brady		
Street Address					Street Address		
					261 Maple Rd.		
City	State	Zip	City	State	Zip		
			Maple, NC		27956		

2. PROPERTY LOCATION

Subdivision	Lot	Block	Section	PIN NUMBER
			none	

Brief Description
Deed of easement over roadway

3. CONSIDERATION OR VALUE DATA

Actual Consideration	Other Consideration
none	
Total Consideration	Fair Market Value
none	

Explanation of above, if applicable:
Easement for ingress/egress

4. EXPLANATORY NOTE REGARDING TAX

The excise tax on instruments conveying interests in real property is \$1.00 on each \$100.00 or fraction thereof of the total consideration or value of the interest conveyed including the value on a lien or encumbrance remaining on the property at time of sale.

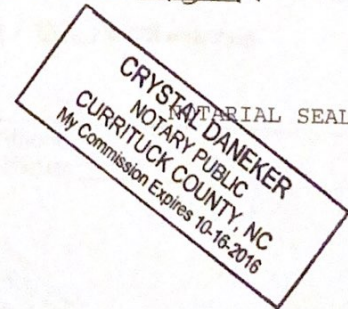
5. SIGNATURE

Under penalties of law, I declare that I have examined this Affidavit, including accompanying statements, and to the best of my knowledge and belief, it is true, correct and complete. I declare that the above real estate has been reported at true market value.

SIGNATURE OF AFFIANT Thomas W Brady (SEAL) Date 7-21-14
Thomas W. Brady

SWORN TO AND SUBSCRIBED
BEFORE ME THIS 21
DAY OF July, 2014.

[Signature]
NOTARY PUBLIC
COMMISSION EXPIRATION DATE 10-16-2016



COPY

**CORRECTIVE OR SCRIVENER'S AFFIDAVIT FOR
NOTICE OF TYPOGRAPHICAL OR OTHER MINOR ERROR**
[N.C.G.S. 47-36.1]

Prepared by and return to: William Brumsey, IV, PO Box 100, Currituck, NC 27929

Each undersigned Affiant, jointly and severally, being first duly sworn, hereby swears or affirms that the North Carolina General Warranty Deed (name or type of instrument) recorded on October 8, 2007 (date) in Book 1023, Page 232, Currituck County Registry, by and between Thomas W. Brady and wife, Janet W. Brady, Geraldine B. Budd and husband, Albert Budd and Elizabeth B. Brotsch, Grantor, to Brady Landing Airport Property Owners Association, Inc., Grantee (original parties) contained typographical or minor error(s); and this Affidavit is made to give notice of the following corrective information:

The name of the Grantee was incorrectly shown as Brady Landing Airport Property Owners Association, Inc. The correct name of the Grantee is Brady Landing Air Park Property Owners Association, Inc.

Affiant is knowledgeable of the agreement and the intention of the parties in this regard. Affiant is the (check one)

- Drafter or preparer of the previously recorded instrument
- Closing attorney for transaction involving the previously recorded instrument
- Attorney for grantor/mortgagor named above in the previously recorded instrument
- Owner of the property described in the previously recorded instrument
- Other (Explain: _____)

A copy of the previously recorded instrument (in part or in whole) () is / () is not attached.

Thomas W Brady
Signature of Affiant
Print or Type Name: Thomas W. Brady

Signature of Affiant
Print or Type Name: _____

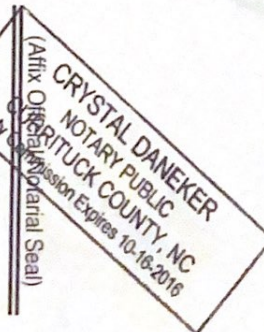
State of North Carolina County of Currituck

Signed and sworn to (or affirmed) before me, this 21 day
of July, 2011.

My Commission Expires:

10-16-2016

[Signature]
Notary Public



COPY

William Brumsey, III
William Brumsey, IV

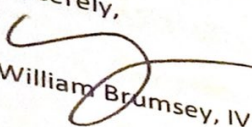
July 8, 2014

Mr. Thomas W. Brady
261 Maple Rd.
Maple, NC 27956

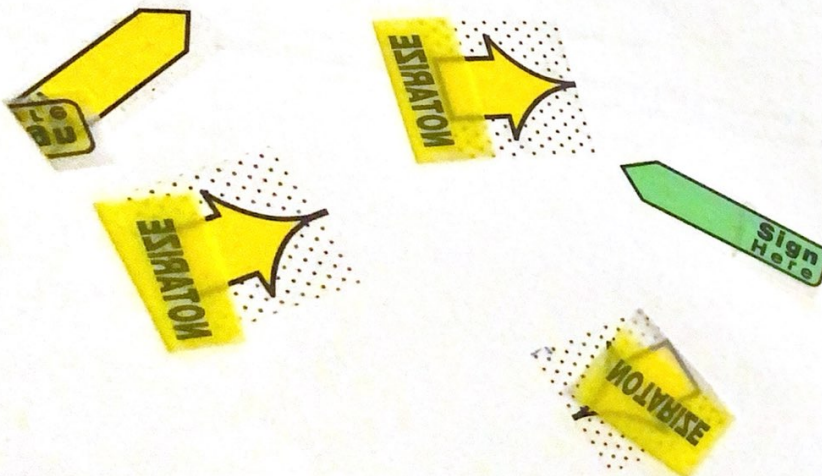
RE: Easement over Happy Landing Drive
Dear Mr. Brady:

Enclosed you will find the following documents: (1) Deed of Easement (2) Affidavit of Consideration and (3) Affidavit of Correction. All three documents need to be signed before a notary public. The Affidavit of Correction is necessary because the deed in the POA erroneously shows a portion of the name as "Airport" instead of "Air Park."

After all documents have been signed, please return the documents to me for recordation. Also enclosed is billing statement for my services.

Sincerely,

William Brumsey, IV

BRUMSEY AND BRUMSEY, P.L.L.C.
4770 REVIEWS
P.O. BOX 100, 2883 CAROLINE HWY
CURRITUCK, NORTH CAROLINA 27929
TELEPHONE (252) 232-2252 - FACSIMILE (252) 232-3038



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William Brunsey, III
William Brunsey, IV

BRUMSEY AND BRUMSEY, PLLC
ATTORNEYS
PO Box 106, 2883 Carolee Highway
Currituck, NC 27929
Telephone (252) 232-2252
Fax (252) 232-3038

STATEMENT OF ACCOUNT

Thomas W. Brady
261 Maple Rd.
Maple, NC 27956

Date: July 8, 2014

RE: Access over Happy Landing Dr.

FOR PROFESSIONAL SERVICES RENDERED

Preparation of Easement and Corrective Affidavit \$ 600.00
Research of access over Happy Landing Dr.
(2 hrs. @ \$250.00 per hour) \$ 500.00

SUMMARY OF FEES

Recording fees \$ 52.00

Total balance now due \$ 1,152.00

Terms: All accounts due upon receipt of statement. A monthly service charge of 1.5% (18% Annual Percentage Rate) will be charged upon the unpaid balance due after 30 days. This invoice may not reflect all costs accrued by this firm on your behalf.

PD 652.00
July 11, 2014
CHK# 1793