2025003354
TRANSYLVANIA CO, NC FEE $26.00
PRESENTED & RECORDED:
07-21-2025 12:18:28 PM
BETH C LANDRETH
REGISTER OF DEEDS
BY: ANTJE OWEN
DEPUTY REGISTER OF DEEDS

BK: DOC 1156
PG: 634-635

Prepared by: Shelton Jones
Return to: 5 Park Place E. Ste. 201
Brevard NC 28712

Driveway Easement Agreement

This Easement and Right of Way Agreement is made and entered into by and between Robin Baloochi and Siobhan Nicole Baloochi ("Baloochi") being the Grantor, and Robin Baloochi and Siobhan Nicole Baloochi ("Baloochi") being the Grantee.

WHEREAS, Baloochi owns Tract "A" a 1.90 acre tract of land shown on Plat File 24, Slide 118 and recorded in the Transylvania County, North Carolina Registry. (PIN#8593-71-2919-000);

WHEREAS, Baloochi owns Tract "A-1" a 3.53 acre tract of land shown on Plat File 24, Slide 118 and recorded in the Transylvania County, North Carolina Registry. (PIN# 8593-72-3039-000);

WHEREAS, there is an existing partially paved/partially gravel driveway that runs across Tract A to access Tract A-1 and Baloochi desires to define this driveway as it exists for the purpose of giving access to Tract A-1;

THEREFORE, for one ($1) Dollar and other valuable consideration, the receipt and adequacy of which the parties acknowledged, the parties agree as follows:

1. A 15' Driveway Easement and Right of Way for ingress, egress and regress from Springbrook Ln. and running Northeast along and to the East of the Western boundary line of Tract A reaching the Northern boundary of Tract A to the east of the Northeast corner of Tract A and continuing East along the Northern boundary line of Tract A until reaching Tract A-1.

2. That Baloochi, owner of Tract A-1, its heirs and/or assigns, agrees to be solely responsible for the cost of the maintenance and upkeep of the driveway as it leads to Springbrook Lane as Tract A is unimproved land. Once Tract A becomes improved land the owner of Tract A-1, its heirs and/or assigns, and the owner of Tract A, its heirs and/or assigns agree to share equally in the cost of the maintenance and upkeep of the driveway as the same leads to Springbrook Lane.

3. This Agreement shall be governed by the laws of the State of North Carolina.

4. The 15' Driveway Easement shall be binding upon the parties, their heirs, successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Agreement this 17 day of July, 2025.

_____(SEAL)
Robin Baloochi

_____(SEAL)
Siobhan Nicole Baloochi

Seal - Stamp State of NC County of Transylvania

I, the undersigned Notary Public of the County and State aforesaid, certify that Robin Baloochi and Siobhan Nicole Baloochi personally appeared before me this day and acknowledged the due execution of the foregoing instrument for the purposes therein expressed. Witness my hand and Notarial stamp or seal this 17 day of July, 2025.

My Commission Expires: 12/9/25 Layne A. Barber

LAYNE A. BARBER NOTARY PUBLIC TRANSYLVANIA COUNTY, NC