

BK 6304 PG 1103 - 1106

PREPARED BY AND RETURN TO:
Gray B. Martin, Martin Law Firm, P.A.
633 Merrimon Avenue, Suite D, Asheville, NC 28804

**STATE OF NORTH CAROLINA
COUNTY OF BUNCOMBE**

TERMINATION OF EASEMENT

THIS TERMINATION OF EASEMENT ("Termination") is made and entered into this the 10th day of March, 2023, by and between John F. Watson and Sharon G. Watson, married to each other ("Watson") and Lianhong Zhang and Zhou Tao Yu, married to each other ("Zhang/Yu").

WITNESSETH:

WHEREAS, Watson is the owner of 249 Fairway Drive, Asheville, NC 28805, being further described as Lot 2 on that plat recorded in Plat Book 210, Page 31, in the Office of the Register of Deeds for Buncombe County, North Carolina ("Watson Property"); and

WHEREAS, Zhang/Yu is the owner of 251 Fairway Drive, Asheville, NC 28805, being further described as Lot 1, on that plat recorded in Plat Book 210, Page 31, in the Office of the Register of Deeds for Buncombe County, North Carolina ("Zhang/Yu Property"); and

WHEREAS, the Watson Property is burdened by an exclusive perpetual easement granted to the Zhang/Yu Property for the use of a driveway and parking area for vehicles over and upon the area identified as the "New Drive Easement" on the aforesaid plat recorded in Plat Book 210, Page 31, in the Office of the Register of Deeds for Buncombe County, North Carolina, such easement being granted and more particularly set forth by Deed recorded in Book 5937 at Page 1386, in the Office of the Register of Deeds for Buncombe County, North Carolina ("Easement"); and

WHEREAS, Watson and Zhang/Yu wish to terminate the Easement pursuant to the terms set forth herein.

NOW, THEREFORE, for valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, Watson and Zhang/Yu hereby agree to the following:

1. The Easement which burdens the Watson Property and benefits the Zhang/Yu Property, along with all rights associated with such Easement, is hereby formally terminated.

2. All other rights and easements which are reserved and granted by the Deed recorded in Book 5937, Page 1386, in the Office of the Register of Deeds for Buncombe County, North Carolina, with the exception of the Easement as described herein, remain in full force and effect as written.

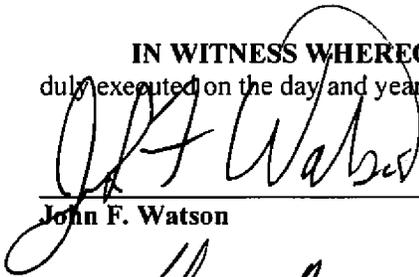
submitted electronically by "Martin Law Firm P.A."
in compliance with North Carolina statutes governing recordable documents
and the terms of the submitter agreement with the Buncombe County Register of Deeds.

3. This Termination shall be appurtenant to the Watson Property and the Zhang/Yu Property and shall run with the land and be binding upon all heirs, successors in interest, and assigns to the parties.

IN WITNESS WHEREOF, the parties have hereunto caused this Termination to be duly executed on the day and year set forth below.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, Watson has hereunto caused this Termination of Easement to be duly executed on the day and year set forth below.



John F. Watson (SEAL)



Sharon G. Watson (SEAL)

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

The undersigned, a Notary Public for said County and State, do hereby certify that the following person(s) personally appeared before me this day and acknowledged that due execution of the foregoing instrument in the following capacity: John F. Watson and Sharon G. Watson

Witness my hand and official stamp or seal this the 2nd day of March, 2023.





Notary Public
My Commission Expires: 10-24-2026

[ADDITIONAL SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, Zhang/Yu has hereunto caused this Termination of Easement to be duly executed on the day and year set forth below.

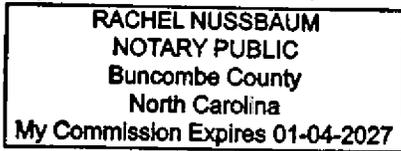
Lian Hong Zhang (SEAL)
Lianhong Zhang

Zhou Tao Yu (SEAL)
Zhou Tao Yu

STATE OF NORTH CAROLINA - COUNTY OF BUNCOMBE

The undersigned, a Notary Public for said County and State, do hereby certify that the following person(s) personally appeared before me this day and acknowledged that due execution of the foregoing instrument in the following capacity: Lianhong Zhang and Zhou Tao Yu

Witness my hand and official stamp or seal this the 10th day of March, 2023.



[Signature]
Notary Public
My Commission Expires: 1-04-2027

(Affix Notary Seal)