

Prepared by: Duke Energy Carolinas, LLC
Return to: Duke Energy Carolinas, LLC
Attn: Jay Ramsey
4412 Hillsborough Rd
Durham, NC 27705

Parcel # 8823788628

EASEMENT

State of North Carolina
County of Guilford

THIS EASEMENT ("**Easement**") is made this _____ day of _____, 20____, from **GUILFORD COUNTY**, a body politic and corporate of the state of North Carolina, ("**Grantor**", whether one or more), to **DUKE ENERGY CAROLINAS, LLC**, a North Carolina limited liability company ("**Grantee**").

Grantor, for and in consideration of the sum of One and 00/100 Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby grant unto Grantee a perpetual and non-exclusive easement, to construct, reconstruct, operate, patrol, maintain, repair, replace, relocate, add to, modify, and remove electric and communication lines including, but not limited to, all necessary supporting structures, and all other appurtenant apparatus and equipment for the transmission and distribution of electrical energy, and for technological purposes related to the operation of the electric facilities and for the communication purposes of Incumbent Local Exchange Carriers (collectively, "**Facilities**").

Grantor is the owner of that certain property described in that instrument recorded in **Deed Book 8882, Page 2151**, Guilford County Register of Deeds ("**Property**").

The Facilities shall be overhead, except as needed on or under the ground to support the overhead Facilities, and located in, upon, over, along, through, and across a portion of the Property within an easement area described as follows:

A strip of land forty feet (40') in uniform width, lying equidistant on both sides of a centerline, which centerline shall be established by the center of the Facilities as installed, one thousand, one hundred & forty feet (1,140') in length, for an area of forty-five thousand, six hundred square feet (45,600 ft²) (hereinafter referred to as the "Easement Area").

The rights granted herein include, but are not limited to, the following:

1. Grantee shall have the right of ingress and egress over the Easement Area and Property (using lanes, driveways, and adjoining public roads where practical as determined by Grantee).
2. Grantee shall have the right to trim, cut down, and remove from the Easement Area, at any time or times and using safe and generally accepted arboricultural practices, trees, limbs, undergrowth, other vegetation, and obstructions.
3. Grantee shall have the right to trim, cut down, and remove from the Property, at any time or times and using safe and generally accepted arboricultural practices, dead, diseased, weak, dying, or leaning trees or limbs, which, in the opinion of Grantee, might fall upon the Easement Area or interfere with the safe and reliable operation of the Facilities.
4. Grantee shall have the right to install necessary guy wires and anchors extending beyond the boundaries of the Easement Area.
5. Grantor shall not place, or permit the placement of, any structures, improvements, facilities, or obstructions, within or adjacent to the Easement Area, which may interfere with the exercise of the rights granted herein to Grantee.
6. Excluding the removal of vegetation, structures, improvements, facilities, and obstructions as provided herein, Grantee shall promptly repair or cause to be repaired any physical damage to the surface area of the Easement Area and Property resulting from the exercise of the rights granted herein to Grantee. Such repair shall be to a condition which is reasonably close to the condition prior to the damage, and shall only be to the extent such damage was caused by Grantee or its contractors or employees.
7. All other rights and privileges reasonably necessary, in Grantee's sole discretion, for the safe, reliable, and efficient installation, operation, and maintenance of the Facilities.
8. Notwithstanding anything to the contrary above, the general location of the Facilities is shown on the sketch attached hereto as Exhibit A and incorporated herein by reference. The final and definitive location of the Easement Area shall become established by and upon the final installation and erection of the Facilities by Grantee in substantial compliance with Exhibit A

The terms Grantor and Grantee shall include the respective heirs, successors, and assigns of Grantor and Grantee. The failure of Grantee to exercise or continue to exercise or enforce any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time, or from time to time, to exercise any and all such rights.

TO HAVE AND TO HOLD said rights, privilege, and easement unto Grantee, its successors, licensees, and assigns, forever. Grantor warrants and covenants that Grantor has the full right and authority to convey to Grantee this perpetual Easement, and that Grantee shall have quiet and peaceful possession, use and enjoyment of the same.

IN WITNESS WHEREOF, Grantor has signed this Easement under seal effective this ____ day of _____, 20_____.

GUILFORD COUNTY

a body politic and corporate of the state of North Carolina

_____(SEAL)
VICTOR ISLER, COUNTY MANAGER

Attest:

ROBIN KELLER, CLERK TO THE BOARD

STATE OF _____

COUNTY OF _____

I, _____, a Notary Public of _____ County, State of _____, certify that VICTOR ISLER personally appeared before me this day and acknowledged that he/she is CLERK TO THE BOARD of GUILFORD COUNTY, a body politic and corporate of the state of North Carolina, and that by authority duly given and as the act of said body politic and corporate of the state of North Carolina, the foregoing EASEMENT was signed in its name by its COUNTY MANAGER, sealed with its official seal, and attested by herself/himself as its CLERK TO THE BOARD.

Witness my hand and notarial seal, this ____ day of _____, 20_____.

Notary Public: _____

Commission expires: _____



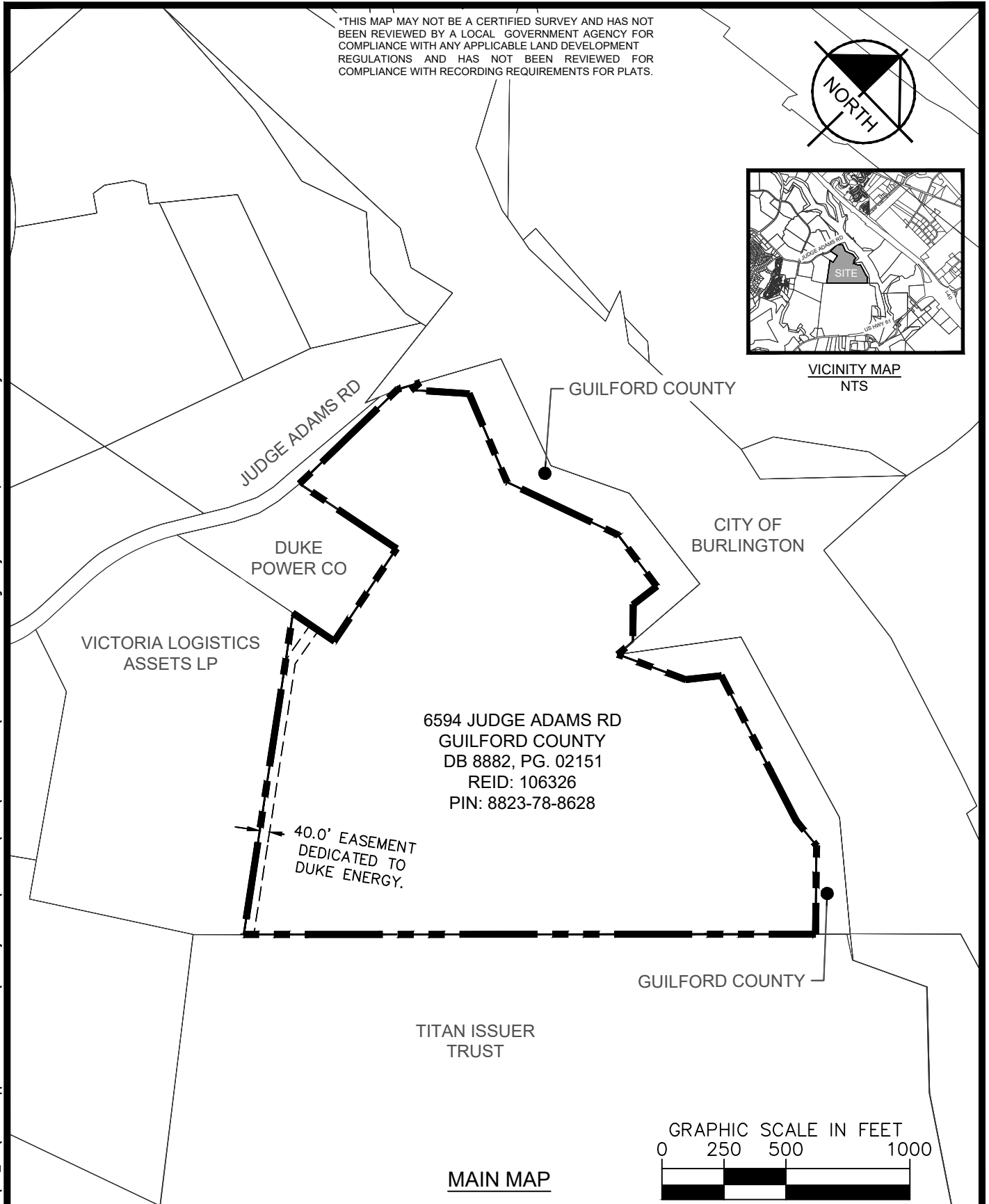
EXHIBIT A

*THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.



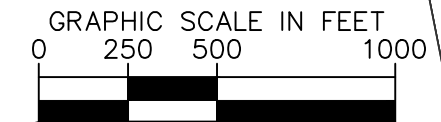
VICINITY MAP
NTS

Drawing name: K:\GHL_PRA\018687 Tippmann Construction\009 Project Titan\02 - DWG\Exhibit\ Duke Easement\Offsite Duke Easement.dwg Layout1 Mar 03, 2026 11:24am by: Laura.Hershauer



6594 JUDGE ADAMS RD
GUILFORD COUNTY
DB 8882, PG. 02151
REID: 106326
PIN: 8823-78-8628

40.0' EASEMENT
DEDICATED TO
DUKE ENERGY.



MAIN MAP

APPROXIMATE LOCATION OF DISTRIBUTION R/W ACROSS THE PROPERTY OF GUILFORD COUNTY

ADDRESS: 6594 JUDGE ADAMS RD. WHITSETT, NC 27377 GUILFORD CO.
SCALE: 1" = 500'



NC LICENSE #F-0102 © 2026
200 SOUTH TRYON STREET, SUITE 200
CHARLOTTE, NORTH CAROLINA 28202
PHONE 704-333-5131

DRAWN BY: LAURA HERSHAUER
DATE: 03-03-2026