This Encroachment Agreement (this “Agreement”), made this ___ day of ____, ____,
granted by_________________________________________ (Hereinafter “Grantors”) and
_______________________________________ (Hereinafter “Grantees”), their respective
successors and or assigns.

WITNESSETH:

WHEREAS, the Grantors are the owners of the property described in the deed recorded with
the _________ County Register of Deeds in Book ____ at Page _____ (the “Grantor Property”)

WHEREAS, the Grantee is the owner of the property described in the deed recorded with
the _________ County Register of Deeds in Book ____ at Page _____ (the “Grantee Property”)

WHEREAS, a portion of the____________________________________ (collectively, the
“Encroachments”) to be part of the Grantee Property encroach onto the Grantor Property. Said
Encroachments are shown on the survey attached hereto as Exhibit I (the “Survey”).
NOW, THEREFORE, for and in consideration of the sum of one dollar ($1.00) paid to the
Grantor, and other good and valuable consideration, the receipt, adequacy and sufficiency of
which are hereby acknowledged, the Grantor does hereby allow the Encroachments to remain on
the Grantor Property pursuant to the following terms and conditions:

1. The Grantor approves the existing Encroachments shown on the Survey (the “Permitted
Encroachments”) and shall allow the Permitted Encroachments to remain within the
Grantor Property;

2. The Grantor approves and shall allow the owner of the Grantee Property access over the
Grantor Property for the purpose of reaching the Encroachment as shown on the Survey;
and

3. This agreement shall be binding upon the Grantor, the Grantee and their respective
successors and assigns and shall run with the land as to both the Grantor Property and the
Grantee Property.

__________________________________________________________________________________
(SEAL)
Insert Typed Name

STATE OF NORTH CAROLINA                        COUNTY OF ______________

I, the undersigned, certify that the following persons personally appeared before me this day,
showing satisfactory evidence of identity, and acknowledged the due execution and authority to
execute the foregoing instrument in the capacity indicated above: Insert Typed Name

Date: ______________ My Commission Expires: ______________________

Signature of Notary: ______________ Printed Name of Notary: ______________
STATE OF NORTH CAROLINA            COUNTY OF ______________
I, the undersigned, certify that the following persons personally appeared before me this day, showing satisfactory evidence of identity, and acknowledged the due execution and authority to execute the foregoing instrument in the capacity indicated above:  Insert Typed Name

Date: _______________                  My Commission Expires: ________________________

Signature of Notary: ____________________   Printed Name of Notary: _____________________

Harry Marsh Law- Not to be used without legal representation