

Register of Deeds  
Sharon A. Davis  
Durham County, NC

05/15/2026 10:06:55AM

BT: OPR B: 10544 P: 155 Pages: 4

DECL - DECLARATION

Fee: \$26.00 Excise Tax: \$0

**INSTRUMENT #2026174054**

Kelvin Williams

Prepared by and Return to: Milestones Law, 4 Consultant Place, Durham, NC 27707

**NORTH CAROLINA**

**ACCESS EASEMENT FOR  
LOTS 214 AND 214B**

**DURHAM COUNTY**

**THIS DECLARATION OF EASEMENT**, is made and entered into as of this 14<sup>th</sup> day of May, 2026, by **Chip in Capital LLC**, herein referred to as **"Declarant"**;

**WITNESSETH:**

WHEREAS, Declarant is the Owner of that property situated in Durham County, North Carolina, identified as "Reduced Pole Width Option Small Lot 214B" and "Lot 214", as shown in the attached Exhibit A, as Tracts 1, and 2; and

WHEREAS, a plat of survey by Credle Engineering Company, Inc. referred to in Exhibit A creates a Twelve (12) foot Ingress / Egress Easement running along the southern boundary of Lot 214 which is hereby dedicated for the purposes set forth herein; and

WHEREAS, Declarant wishes to provide current and future Owners of the properties described herein, as well as their heirs, successors, and assigns, access to Braxton Street over and across the herein described Ingress / Egress Easement.

NOW, THEREFORE, it is mutually agreed that said Ingress/ Egress Easement be established for the common use of said Lots referred to above and Declarant does hereby give, grant, bargain and convey a perpetual right and easement over, through and across the Ingress/ Egress Easement for the purpose of ingress, egress and regress as follows:

submitted electronically by "Milestones Law & Mediation"  
in compliance with North Carolina statutes governing recordable documents  
and the terms of the submitter agreement with the Durham County Register of Deeds.

1. Shared Ingress / Egress Easement for Lots 214 & 214B.

- a. There is hereby established a Twelve (12) wide non-exclusive and perpetual Ingress / Egress Easement extending from Braxton Street and running along the southern boundary of Lot 214 as appears in the plat identified in Exhibit A to this Declaration.
- b. The purpose of this Ingress / Egress Easement is to provide for access to Braxton Street from Lots 214 & 214B and the structures located upon the said Lots. The usage shall be consistent with the residential nature of Lots 214 & 214B. The easement is for ingress, egress and regress and shall not be used for the parking of vehicles by the owner of any tract or by owner's invitees, licensees, guests or visitors. No owner or owner's invitee, licensee, guest or visitor shall obstruct or block the driveway. Each owner, now and in the future, shall exercise courtesy and consideration for the other in using the driveway.
- c. All owners of Lots 214 & 214B and their successors in interest shall have the right and obligation to maintain and repair this Ingress / Egress Easement, and the expense of such maintenance and repair shall be shared equally between the property owners of said Lots. The need for and extent of maintenance and repair should be mutually agreed upon by a majority of the owners of said Lots, with one (1) vote being held by each Lot owner or group of owners.
- d. The cost of any maintenance or repair that arises from the negligent or intentional act or omission of an owner or invitee, licensee, guest or visitor of an owner shall be borne by that owner.

To have and to hold the rights and easements hereby granted to the respective parties and their successors in title forever, it being agreed that the rights and easements hereby granted are for the common use of, are appurtenant to, and run with the herein described parcels of land.

IN WITNESS WHEREOF, Declarant has caused this instrument to be signed on the day and year first above written.

**Chip in Capital LLC.**

By: \_\_\_\_\_

Amy King, Member/Manager

**STATE OF NORTH CAROLINA  
COUNTY OF DURHAM**

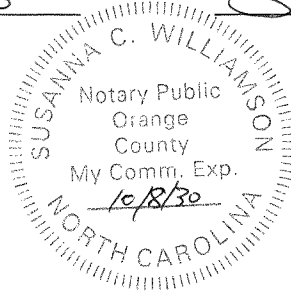
I, SUSANNA C. WILLIAMSON, a Notary Public for said County and State, do hereby certify that Amy King, the duly authorized Member/Manager of Chip in Capital, LLC, personally appeared before me this day and acknowledged the due execution of the foregoing instrument on behalf of Chip in Capital, LLC and for the purposes therein expressed.

Witness my hand and official seal this 14 day of MAY, 2026.

My commission expires: 10/08/2030



Notary Public



**EXHIBIT A**

**Tract 1.**

**BEING all of 214, as set out in “Exempt Plat Subdivision of Lot 214, P.B. 14, PG. 77 “Property of Chip in Capital LLC”, containing 0.12 acres, more or less, according to the plat of survey by Credle Engineering Company, Inc., dated July 15, 2025, and recorded in Plat Book 214, Page 198, Durham County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.**

**This tract has the address 1513 Braxton Street, Durham, NC 27705.**

**Tract 2.**

**BEING all of Reduced Pole Width Option Small Lot 214B, as set out in “Exempt Plat Subdivision of Lot 14, P.B. PG. 77 “Property of Chip in Capital LLC”, containing 0.10 acres, more or less, according to the plat of survey by Credle Engineering Company, Inc., dated July 15, 2025, and recorded in Plat Book 214, Page 198, Durham County Registry, to which plat reference is hereby made for a more particular description of the property conveyed.**

**This tract has the address 1511 Braxton Street, Durham, NC 27705**