

THIS INSTRUMENT PREPARED BY AND RETURN TO:
FRED A. MORRISON
McLin & Burnsed, P. A.
Post Office Box 491357
Leesburg, Florida 34749-1357

CFM 2007059555
Bk 03422 Pgs 2353 - 2354; (2pgs)
DATE: 05/01/2007 03:22:05 PM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 18.50
DEED DOC 0.70

Utility Easement

(RESERVED FOR RECORDING)

THIS EASEMENT given the 17 day of APRIL, 2007, by ADAM GAMBLE, whose address is P.O. Box 92, Fruitland Park, Florida 34731-0092, hereafter referred to as Grantor, to THE CITY OF LEESBURG, FLORIDA, whose address is P.O. Box 490630, Leesburg, FL 34749-0630, hereafter referred to as Grantee,

WITNESSETH:

That for and in consideration of the sum of \$1.00 and other good and valuable considerations, in hand paid and tendered unto Grantor, receipt whereof is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, a perpetual easement over and across the following described real property:

A 7.5 foot wide utility easement along the Westerly boundary of the following described real property, measured perpendicular to said Westerly boundary along its entire length:

Lot 78. VALENCIA TERRACE, according to the plat thereof recorded in Plat Book 20, Pages 11 and 12, Public Records of Lake County, Florida.

THIS PROPERTY does not constitute the residence or homestead of the Grantor or any member of the Grantor's family.

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground utilities, including but not limited to water, sewer, reuse water, natural gas, electricity, cable television, fiber optics, and telecommunications. If Grantee damages any surface improvements in its use of this easement, it shall repair any such damage at its expense, and restore the improvements to substantially the same condition they were in prior to the activities of Grantee which caused the damage. Grantee is also given an easement to cross the adjoining real property owned by Grantor, for the purpose of conducting any activities permitted by this Easement provided that such right of passage shall not interfere substantially with Grantor's use of its adjoining property.

TO HAVE AND TO HOLD unto Grantee, its successors and assigns forever. Grantor does hereby warrant the title to the interests conveyed to Grantee hereunder and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has set his or her hand and seal the day and year first above written. As used herein, the term "Grantor" shall refer to that person, or those persons, so named above,

and shall be interpreted as being singular or plural, and shall be considered to have the person, number and gender appropriate to the context of the named individuals or entities.

WITNESSES (two required)

GRANTOR:

Yaritza E. Trujillo
Yaritza E. Trujillo
(Type or print name of Witness)

[Signature]
Adam Gamble

[Signature]
Jennifer Snow
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared ADAM GAMBLE, who acknowledged before me that he executed this instrument on the 11 day of April 2007, and who was either personally known to me, or who produced _____ as identification.

[Signature]
NOTARY PUBLIC

DD 533337
Commission Number

DELPHINE C. WILLIAMS
Type or print name of Notary

12 MAY 10
Commission expiration date

