

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

CFN 2007140071
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DATE: 10/19/2007 03:12:28 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 OCTOBER, 2007, by LILY MAE PROPERTY GROUP, LLC, whose address is P.O. Box 871, Fruitland Park, FL 34731, 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:

The North 10 feet of Lot 15, Block C, Valley of the Springs Subdivision, according to the plat thereof recorded in Plat Book 25, Page 5, Public Records of Lake County, Florida.

AND

The North 10 feet, and the South 10 feet of the West 70 feet, of Lot 14, Block C, Valley of the Springs Subdivision, according to the plat thereof recorded in Plat Book 25, Page 5, Public Records of Lake County, Florida.

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 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: LILY MAE PROPERTY GROUP, LLC

Murreal Howard Robinson
Murreal Howard Robinson
(Type or print name of Witness)

BY: [Signature]
GEORGE W. SMITH, III, Member

Rebecca J. Wisdom
Rebecca J. Wisdom
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF LAKE

BEFORE ME, the undersigned Notary Public, personally appeared George W. Smith, III, as Member of LILY MAE PROPERTY GROUP, LLC who acknowledged before me that he executed this instrument on behalf of that entity on the 17 day of Oct, 2007, and who was either personally known to me, or who produced _____ as identification.

[Signature]
NOTARY PUBLIC

NOTARY PUBLIC-STATE OF FLORIDA
GORDON G. OLDHAM, III
Commission Number: 00000011
14, 2008
Founded thru Atlantic Bonding Co., LLC

Type or print name of Notary

Commission expiration date