



THIS INSTRUMENT PREPARED BY & RETURN TO:
 Fred A. Morrison
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CFN 2008075791
 Bk 03645 Pgs 0817 - 818; (2pgs)
 DATE: 06/25/2008 12:13:30 PM
 NEIL KELLY, CLERK OF COURT
 LAKE COUNTY
 RECORDING FEES 18.50
 DEED DOC 0.70

Drainage Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 8th day of April, 2008, by WILLIAM L. BEERS AND PATRICIA L. BEERS, HIS WIFE, whose address is 5329 Twin Palms Road, Fruitland Park, Florida 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 Westerly 10 feet of Lot 32, CRESTRIDGE AT LEESBURG, according to the plat thereof as recorded in Plat Book 61, Pages 1 and 2, Public Records of Lake County, Florida.

for the purpose of construction, installation, repair, maintenance, replacement and improvement of stormwater drainage and retention facilities, and for other drainage and stormwater management purposes. 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. Grantor shall, however, conduct normal and customary maintenance on the surface of the easement such as mowing and trimming, but shall not conduct any activity within the easement which impedes its use by Grantee for the intended purpose of this easement.

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)

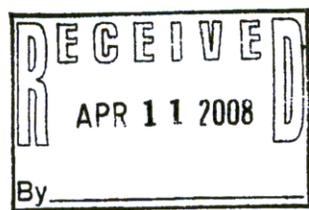
GRANTOR:

Karen Palmer
 (Type or print name of Witness)

Wm Beers
 WILLIAM L. BEERS

Karen Palmer
 (Type or print name of witness)

Patricia L. Beers
 PATRICIA L. BEERS



STATE OF FLORIDA
COUNTY OF LAKE

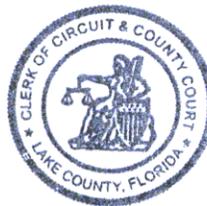
BEFORE ME, the undersigned Notary Public, personally appeared WILLIAM L. BEERS and PATRICIA L. BEERS, his wife, who acknowledged before me that they executed this instrument on the 8th day of April, 2008, and who were either personally known to me, or who produced _____ as identification.

Karen Palmer
NOTARY PUBLIC

KAREN Palmer
Type or print name of Notary

DD 541050
Commission Number

Aug. 16, 2010
Commission expiration date



STATE OF FLORIDA, COUNTY OF LAKE
I HEREBY CERTIFY that the above and
foregoing is a true and accurate copy of the
document as reflected in the Official Records.
NEIL KELLY Clerk of Court

By Stetel 04/25/08
Deputy Clerk Dated

Portions of the document may have been
redacted as required by law.