

INSTRUMENT #2014036885
OR BK 4460 PG 607 - 610 (4 PGS)
DATE: 4/4/2014 10:47:49 AM
NEIL KELLY, CLERK OF THE CIRCUIT COURT
LAKE COUNTY
RECORDING FEES \$35.50 DEED DOC \$0.70

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



Utility Easement

RESERVED FOR RECORDING

THIS EASEMENT given the 12th day of MARCH, 2014, by NUVIEW IRA, INC. FBO DILLARD MCMAHAN IRA #1411671, whose address is 1064 Greenwood Boulevard, Suite 312, Heathrow, FL 32746, 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:

AS DESCRIBED ON EXHIBIT "A"

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 irrevocable license, for so long as this Easement remains in effect, 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.

{SIGNATURES APPEAR ON FOLLOWING PAGE}



WITNESSES (two required)

GRANTOR: NuVIEW IRA, INC. FBO DILLARD
McMAHAN IRA #1411671

Mandi Howell
Mandi Howell
(Type or print name of Witness)

BY: [Signature]
GLEN MATHER, President
Imrean Ali, Authn. Signer

Tammy Perez
Tammy Perez
(Type or print name of witness)

STATE OF FLORIDA
COUNTY OF Sevier

BEFORE ME, the undersigned Notary Public, personally appeared Glen Mather, as President of NuView IRA, Inc., who acknowledged before me that he executed this instrument on behalf of the corporation on the 12 day of MARCH, 2014, and who was either personally known to me, or who produced _____ as identification.

Tammy Perez
NOTARY PUBLIC
Tammy Perez
Type or print name of Notary

Commission Number

Commission expiration date

