

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

CFN 2006087293
Bk 03180 Pgs 0646 - 647; (2pgs)
DATE: 06/07/2006 10:14:02 AM
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 31 day of May, 2006, by PREMIER CONTRACTING, LLC, whose address is P.O. Box 165, 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, the West 10 feet, and the South 10 feet, of that portion of Block 42, in the City of Fruitland Park, Florida, according to the plat thereof recorded in Plat Book 3, Page 8, Public Records of Lake County, Florida, bounded on the North by Fruitland Street, on the West by East Mirror Drive, on the South by Center Avenue, and on the East by the abandoned ACL Railroad right of way.

for the purpose of construction, installation, repair, maintenance, replacement and improvement of underground or above ground electrical utilities including transmission lines, transformers, and other necessary infrastructure reasonably related to the electrical utilities. 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: Premier Contracting, LLC

Linda S. Goodman
Linda G. Goodman
(Type or print name of Witness)

BY: [Signature]
ADAM H. GAMBLE, Manager

Loretta J. Cummings
Loretta J. Cummings
(Type or print name of witness)

CL2573

STATE OF FLORIDA
COUNTY OF Lake

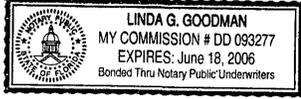
BEFORE ME, the undersigned Notary Public, personally appeared ADAM H. GAMBLE, as Manager of Premier Contracting, LLC, who acknowledged before me that he executed this instrument on the 31st day of May, 2006, and who was either personally known to me, or who produced _____ as identification.

Linda S. Goodman
NOTARY PUBLIC

Linda G. Goodman
Type or print name of Notary

Commission Number

Commission expiration date

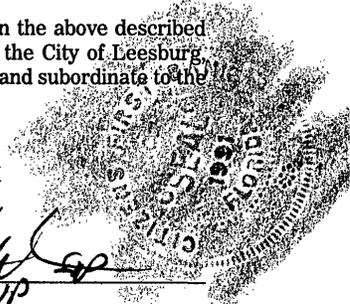


JOINDER & CONSENT OF MORTGAGEE

The undersigned, as holder of one or more mortgages or other liens on the above described property, does hereby join in and consent to the granting of the easement to the City of Leesburg, Florida, and agrees that its interests in the property shall henceforth be inferior and subordinate to the easement rights herein created.

CITIZENS FIRST BANK

BY: Brad Weber
BRAD WEBER, SVP
Type or print name and position or title



STATE OF Florida
COUNTY OF Lake

BEFORE ME, the undersigned Notary Public, personally appeared Brad Weber, the Sr. Vice President of CITIZENS FIRST BANK, who acknowledged before me that (s)he executed this instrument on the 31st day of May, 2006, and who was either personally known to me, or who produced _____ as identification.

Linda S. Goodman
NOTARY PUBLIC

Linda G. Goodman
Type or print name of Notary

Commission Number

Commission expiration date

