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RECORD AND  
RETURN TO

DAVID R. ELLSPERMANN, CLERK OF COURT MARION COUNTY

DATE: 04/24/2007 03:31:32 PM

FILE #: 2007057294 OR BK 04773 PGS 1874-1877

PID No. 31865-000-00

Prepared By/Return to:

Stephanie Z. Canary

City of Ocala Engineering RE

P. O. Box 1270

Ocala, Florida 34478-1270

RECORDING FEES 35.50

DEED DOC TAX 0.70

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### GRANT OF ELECTRIC LINE EASEMENT

THIS INDENTURE, made this 24th day of April, 2007, by Walter Berman and Charles Ruse Jr., whose Post Office address is 500 NE 8th Ave, Ocala Florida 34470, hereinafter called the Grantor\*, and the City of Ocala, a Florida municipal corporation, whose address is P.O. Box 1270, Ocala, Florida 34478-1270, hereinafter called the Grantee\*.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors or assigns forever, a perpetual easement for the maintenance of electric transmission and/or distribution lines and system and related appurtenances (all of which items to be located within the easement area being referred to as the "facilities") over, across and on the following described land (the "easement area"), situate, lying and being in Marion County, Florida:

**SEE THE ATTACHED EXHIBIT "A" BY THIS REFERENCE MADE A PART  
HEREOF**

The easement rights specifically include: (a) the right of perpetual ingress and egress to patrol, inspect, alter, improve, construct, repair, maintain, rebuild, relocate, remove and provide access and service to the facilities; (b) the right to clear the easement area of trees, limbs, undergrowth, and other physical objects (regardless of the location of such trees, limbs, undergrowth and other objects) which, in the opinion of Grantee, endanger or interfere with the safe and efficient installation, operation, or maintenance of the facilities; (c) the right to permit any other person or entity to attach lines or wires to such facilities and lay cable within the easement area; and (d) all other rights and privileges reasonably necessary or convenient for the safe and efficient maintenance of the facilities and for the enjoyment and use of such easement for the purposes described above. No buildings, structures, or obstacles (except fences) within the easement area shall be located, constructed, excavated or created within the easement area. Any proposed fence installation with appropriate gates must be approved by the City of Ocala Electric Engineering

Department and must allow ready access to Grantee's facilities.

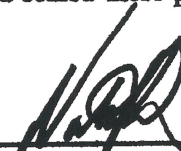
\* Wherever the context so admits or requires, the terms "Grantor" and "Grantee" are used for singular and plural, and respectively refer to the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.

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Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whosoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

By:

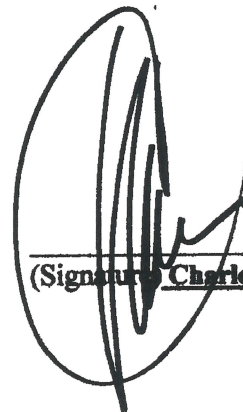
  
(Signature) Walter Berman

Signed, sealed and delivered in the presence of:

E. Alt  
Witness  
E. ALT  
Printed Name

Emma Jean Moore  
Witness  
Emma Jean Moore  
Printed Name

By:

  
(Signature) Charles Ruse Jr

Signed, sealed and delivered in the presence of:

E. Alt  
Witness  
E. ALT  
Printed Name

Emma Jean Moore  
Witness  
Emma Jean Moore  
Printed Name

S:\Agenda Items\Real Estate\OEURELEASE OF EASEMENTS\BERMAN RELEASE OF ELECTRIC EASEMENT\ELECECTRIC ESMT-REPLACEMENT-.doc

PID No. 31865-000-00

STATE OF Florida  
COUNTY OF Manatee

THE FOREGOING INSTRUMENT was acknowledged before me this 24<sup>th</sup> day of April, 2007, by Walter Berman.  
WITNESS my hand and official seal in the County and State last aforesaid, this 24<sup>th</sup> day of April, 2007.

E. Alt

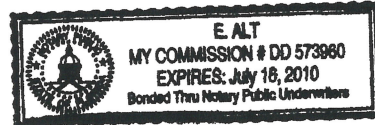
E. ALT

(Print/Type Name)

Notary Public, State of FLORIDA  
Commission No: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Notary: Check one of the following:

☒ Personally known OR Produced \_\_\_\_\_ as Identification



STATE OF Florida  
COUNTY OF Manatee

THE FOREGOING INSTRUMENT was acknowledged before me this 24<sup>th</sup> day of April, 2007, by Charles Ruse Jr

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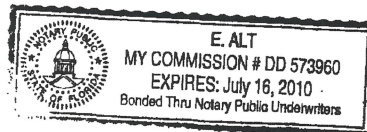
E. ALT

(Print/Type Name)

Notary Public, State of Florida  
Commission No: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

Notary: Check one of the following:

☒ Personally known OR Produced \_\_\_\_\_ as Identification



**EXHIBIT A**

**The South 20 Feet of the following described property:**

**TRACT "B"**

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST 1/4 OF SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 15 SOUTH, RANGE 23 EAST, MARION COUNTY, FLORIDA; THENCE S.00°08'27"E., ALONG THE WEST BOUNDARY OF SAID SOUTHEAST 1/4, A DISTANCE OF 1335.58 FEET TO THE SOUTH BOUNDARY OF THE AFORESAID NORTHWEST 1/4; THENCE S.89°09'30"E., ALONG SAID SOUTH BOUNDARY 867.30 FEET FOR THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH BOUNDARY, N.00°07'13"W., 411.82 FEET; THENCE S.89°04'41"E., 458.90 FEET TO THE EAST BOUNDARY OF THE AFORESAID NORTHWEST 1/4; THENCE ALONG SAID EAST BOUNDARY S.00°07'13"E., 411.17 FEET TO THE AFORESAID SOUTH BOUNDARY; THENCE ALONG SAID SOUTH BOUNDARY N.89°09'30"W., 458.89 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.33 ACRES MORE OR LESS