

Prepared by:

Project: _____

RE Parcel #: _____

**EXCLUSIVE GRANT OF EASEMENT
(LLC)**

THIS EASEMENT, made this _____ day of _____ 20__, between _____ Florida limited liability company, whose address is _____ hereinafter called Grantor, and **JEA**, a body politic and corporate, hereinafter called Grantee, whose business address is 21 West Church Street, Jacksonville, Florida, 32202.

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for electrical, water reuse, water, sewer, other public utilities, or quasi-utilities, either or all, on, along over, through, across, or under the following described land situate in Jacksonville, Duval County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

Grantor represents and warrants that it is the true owner of record of the property described herein and that it has full power and authority to grant to Grantee the rights granted hereunder.

Provided however no use of the property described in Exhibit "A" shall be made by Grantor, its heirs or assigns, without the prior written consent of Grantee, its successors and assigns, which consent may not be unreasonably withheld by the Grantee, its successors and assigns.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:

(sign) _____
(print) _____

(sign) _____
(print) _____
(title) _____

(sign) _____
(print) _____

(sign) _____
(print) _____

(sign) _____
(print) _____
(title) _____

(sign) _____
(print) _____

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this _____ day of _____, 20__, by _____ and _____ the _____ and _____ on behalf of the corporation. They are personally known to me or have produced _____ as identification and did/did not take an oath.

print _____
NOTARY PUBLIC
My commission expires:

JEA REPRESENTATIVE

(sign) _____
(print) _____
(title) _____