

PREPARED BY AND  
RETURN TO  
WARREN E. WILLIAMS, P.A.  
312 Wing Lane  
Winter Park, FL 32789  
407 415-9135

TAX PARCEL IDENTIFICATION NO.:  
(portion of) 08-04-26-019911-001-00

#### UTILITY AND DRAINAGE EASEMENT

THIS EASEMENT, made on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between **THE SCHOOL BOARD OF CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 925 West Center Street, Green Cove Springs, Florida 32043, hereinafter referred to as "**GRANTOR**" and **OPFL, LLC**, a Florida limited liability company, whose mailing address is 8988 Lake Charity Drive, Maitland, Florida 32751, hereinafter referred to as "**GRANTEE**."

(Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations and public bodies.)

#### WITNESSETH

THAT THE **GRANTOR**, for and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid by the **GRANTEE**, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the **GRANTEE**, its successors and assigns forever, a non-exclusive and unobstructed easement with the right, privilege and authority to said **GRANTEE**, to construct, operate, lay, maintain, improve and/or repair surface and subsurface equipment, lines, pipes, valve, meters, fittings, manholes, structures, ponds, swales, weirs, control structures and related apparatus for drainage, sewer, reuse water and potable water in, on, along, through, across or under the following described property in Clay County, Florida, to-wit:

See Exhibit A attached hereto and by reference made a part hereof.

TOGETHER with the right of **GRANTEE** of ingress and egress to and over the above-described property for doing anything necessary or useful or convenient for the enjoyment of this Easement. **GRANTOR** hereby covenants with said **GRANTEE** that the said **GRANTOR** is lawfully seized of the said land in fee simple; that the **GRANTOR** has good right and lawful authority to sell and convey an easement interest in said land; that the **GRANTOR** hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; that said land is free of all encumbrances except as stated herein.

Signatures appear on the following page

IN WITNESS WHEREOF, the said **GRANTOR** has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its authorized officers thereunto duly authorized, the day and year first above written.

Signed in the presence of:

**GRANTOR:**  
THE SCHOOL BOARD OF CLAY  
COUNTY, FLORIDA

Witness:

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: Chairman

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

Witness:

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged personally before me the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_, \_\_\_\_\_ who is personally known to me or \_\_\_\_\_ provided the following as identification \_\_\_\_\_ (check one).

\_\_\_\_\_  
Notary Public, State of Florida  
(Official Stamp)

Accepted on behalf of OPFL, LLC by:

By: its manager

Eagle Funds IV, LLC

By: \_\_\_\_\_  
Print Name: Hal Marston  
Title: Manager  
Date: \_\_\_\_\_

