

CFN 2007027523
Bk 03377 Pgs 1838 - 1844; (7pgs)
DATE: 02/28/2007 10:49:44 AM
JAMES C. WATKINS, CLERK OF COURT
LAKE COUNTY
RECORDING FEES 61.00
DEED DOC 0.70

PREPARED BY AND RETURN TO:

JIMMY D. CRAWFORD, ESQUIRE
GRAY ROBINSON, P.A.
1635 East Highway 50
Suite 300
Clermont, Florida 34711

GRANT OF ACCESS EASEMENT

This Grant of Access Easement is made and entered into this 27th day of February, 2007, by and between GRASS ROOTS AIRPARK HOMEOWNER'S ASSOCIATION, INC., a Florida non-profit corporation, whose address is 808 West New Hampshire Street, Orlando, Florida 32804, hereinafter referred to as Grantor, and GRASS ROOTS ESTATES, LLC a Florida limited liability company, whose address is 808 West New Hampshire Street, Orlando, Florida 32804, hereinafter referred to as Grantee.

RECITALS

WHEREAS, Grantor is seized in fee simple, and in possession of the real property described as Tract "C", according to the Plat of Grass Roots Airpark, Plat Book 53, Pages 59-61, Public Records of Lake County, Florida, (hereafter called "Easement Area"); and

WHEREAS, Grantee is seized in fee simple, and in possession of the real property described on Exhibit "A", and shown on Composite Exhibit "B", both attached hereto and made a part hereof, located in Lake County, Florida; and

WHEREAS, Grantee desires to use the Easement Area for ingress and egress to a portion of the real property described in Exhibit "A"; and

WHEREAS, the voting members of the Grantor voted without dissent, at a validly called corporation meeting, to grant this Easement to the Grantee under the terms and conditions contained herein;

NOW, THEREFORE, that for and in consideration of the mutual benefits, covenants, and conditions herein contained, and for other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties hereto agree as follows:

1. Grantor grants and conveys to Grantee a non-exclusive easement for ingress and egress over the Easement Area, solely for the use and benefit of Lots 1-12, as shown on and substantially in accordance with Composite Exhibit "B".
2. Grantee shall have quiet and peaceful possession, use and enjoyment of this non-exclusive easement, subject to Grantor's reasonable use of Grantor's property in a manner consistent with Grantee's non-exclusive easement rights.

3. Grantee shall be responsible for twelve thirtieths (12/30) of the cost of maintenance of the Easement Area, which sums shall be paid to Grantor within thirty (30) days of invoicing for such costs.

4. Grantor has full right and lawful authority to grant and convey this non-exclusive easement to Grantee, and Grantor is willing to grant a non-exclusive easement on that real property to the Grantee for the purposes described herein.

5. All covenants, terms, provisions, and conditions herein contained shall inure and extend to and be obligatory upon the successors, lessees, and assigns of the parties hereto. However, in no event shall the provisions of this Easement be extended to benefit any property other than that granted in this Easement.

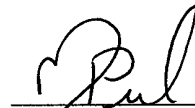
6. This instrument is to be construed under the Laws of the State of Florida.

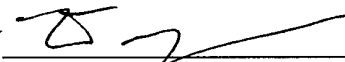
In Witness Whereof, Grantor has executed this Grant of Easement on the day and year first written above.

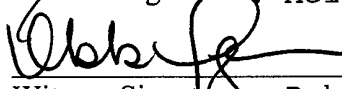
Signed, sealed and delivered in the presence of:

GRANTOR

GRASS ROOTS AIRPARK HOME-OWNER'S ASSOCIATION, INC., a Florida corporation


Witness Signature: Melanie A. Perl

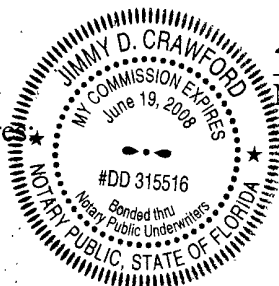
BY 
David Clarence Gay, President

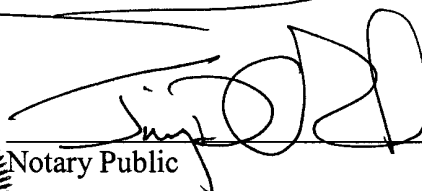

Witness Signature: Debbie Fagan

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 27th day of February, 2007, by David Clarence Gay, as President of ~~Grass Roots Airpark Homeowner's~~ Association, Inc., a Florida corporation, who is personally known to me or who produced _____ as identification.

My Commission Expires

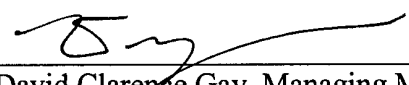


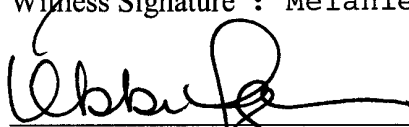

Notary Public

GRANTEE

GRASS ROOTS ESTATES, LLC, a Florida
limited liability company


Witness Signature : Melanie A. Perl

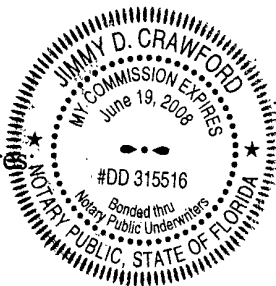
BY 
David Clarence Gay, Managing Member

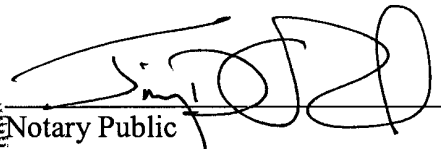

Witness Signature: Debbie Fagan

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 27th day of February, 2007, by David Clarence Gay, as ~~Managing Member~~ of Grass Roots Estates, LLC, a Florida limited liability company, who is personally known to me or who produced _____ as identification.

My Commission Expires




Notary Public

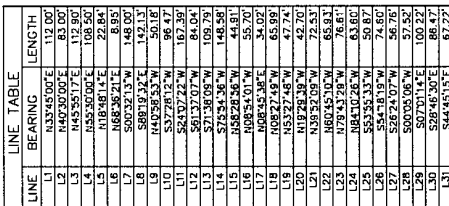
1.

[illegible]

(CONTAINING 72.11 ACRES, MORE OR LESS.)



PLAT BOOK	PAGE
SHEET 3 OF 3	

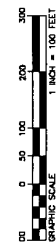


STATE PLANE COORDINATES BASED ON LAKE COUNTY GPS CONTROL POINTS FK81 AND LK63	
	EASTING
NORTHING	
(1)	1565949.3645
(2)	369871.2275
(3)	1567698.9777
(4)	371856.1821
(5)	1568153.7845
(6)	371835.8240
(7)	1565929.7177

LEGEND

[illegible]

CURVE TABLE				
CURVE	CENTRAL ANGLE	RADIUS	ARC LENGTH	CHORD BEARING
C1	40°55'16"	125.00'	88.28'	57°55'34" W
C2	77°38'44"	80.00'	108.37'	100.27'
C3	41°37'35"	60.00'	75.76'	85°35'45" E



EXHIBIT

"B" Page 3