

OFF. REC. 5518 & 1648

LEGAL DESCRIPTION

BRANDON BROOK PHASE II, according to the Plat thereof, as recorded in Plat Book 67 at Page 3 of the Public Records of Hillsborough County, Florida.

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EASEMENT AGREEMENT

THIS EASEMENT from LENNAR HOMES, INC., a Florida corporation, party of the first part, hereinafter referred to as GRANTOR, and BRANDON BROOK HOME-OWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, party of the second part, hereinafter referred to as ASSOCIATION.

WITNESSETH, that for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid by Association to Grantor, receipt of which Grantor hereby acknowledges, Grantor hereby gives, grants, bargains, and sells unto Association, its successors and assigns, and reserves unto Grantor, its successors and assigns, the right, privilege and easement to install, construct, extend, maintain, operate, replace or renew walks, walls, fences, berms and landscaping in, under and through the following described property situated in Hillsborough County, Florida, including but not limited to the full right of ingress and egress for such purposes throughout the entire lot:

The east Twenty (E.20') feet of Lots 1 through 18, inclusive, of Block C of BRANDON BROOK PHASE II, according to the plat thereof, as recorded in Plat Book 67 at Page 3 of the Public Records of Hillsborough County, Florida.

1988 OCT -4 PM 1:44

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RECORD VERIFIED
Richard Ah
Clerk of Circuit Court
Hillsborough County, Fla.
By Kimberley A. Steele, D.C.

TO HAVE AND TO HOLD the same to Association and Grantor, their successors and assigns forever subject to the terms as hereinafter provided.

Grantor hereby fully warrants that it has good title to said real estate, and that Grantor has full power and authority to grant and reserve the said easement.

This easement for said purposes is and shall be a non-exclusive easement to Association and Grantor, their successors and assigns, and nothing herein shall limit or prevent the use of all or any part of the same by the owner(s) of said property herein described, for any purposes not interfering with or affecting adversely the use, occupation and enjoyment thereof by Association and Grantor, provided that no wall, fence, building or structures shall be constructed or located thereon, except for the walk, wall, berm or fence constructed thereon by Grantor, and that no vehicle(s) shall be located thereon either permanently or temporarily, nor shall anything herein prevent or preclude the owner(s) of the said property herein described from using, dedicating or conveying all or any part of the said easement.

RICHARD AKE
CLERK OF CIRCUIT COURT
HILLSBOROUGH COUNTY

Documentary Tax Pd. \$.55
Intangible Tax Pd. \$ 0
Richard *Steele* Clerk Hillsborough County
By: *Steele* Deputy Clerk

John McCoskrie
Lennar Homes Inc.
13700 28th St N. Ste 20

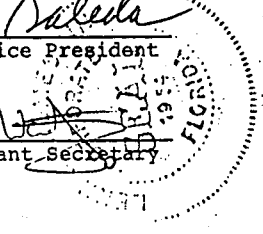
THIS INSTRUMENT PREPARED BY:
Morris J. Watsky, Esq.
Seven Hundred N.W. 107 Ave.
Miami, Florida 33172

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed this 29th day of August, 1988.

LENNAR HOMES, INC.

By: M. E. Saleda
Vice President

Attest: M. J. Watsky
Assistant Secretary



STATE OF FLORIDA
COUNTY OF DADE

I HEREBY CERTIFY that on this 29th day of August, 1988, before me personally appeared M. E. Saleda and Morris J. Watsky, Vice President and Assistant Secretary, respectively of Lennar Homes, Inc., a Florida corporation, by and for the corporation, and for the purposes therein expressed to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS my hand and official seal at Miami, in the County of Dade and State of Florida, the day and year last aforesaid.

Janet S. English
Notary Public, State of Florida
My Commission Expires August 10, 1992
BONDED THRU GENERAL INS. UNDER

