

STATE OF Florida
COUNTY OF Nassau

Preparer's name: and address
Jamie Birmingham
BellSouth Telecommunications, LLC
735 Mill Creek Road
Jacksonville, FL 32211

Grantee's Address
BellSouth Telecommunications, LLC, d/b/a AT&T Florida
735 Mill Creek Road
Jacksonville, FL 32211

EASEMENT

For and in consideration of Ten and 00/100 dollars (\$ 10.00) and other good and valuable consideration, the adequacy and receipt of which is hereby acknowledged, the undersigned owner(s) of the premises described below, hereinafter referred to as Grantor, do(es) hereby grant to **BELLSOUTH TELECOMMUNICATIONS, LLC., a Georgia limited liability company, d/b/a AT&T Florida**, and its parent and its parent's affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers that represent AT&T, successors, and assigns (hereinafter referred to as "Grantee"), an easement to construct, operate, maintain, add, and/or remove such systems of communications (including broadcast), facilities, standby generators and associated fuel supply systems as a means of providing uninterrupted service during commercial power outages, and related items as the Grantee may from time to time deem necessary in the conduct of its business upon, over, and under a portion of the lands describe in OR Book 593, Page 870, and OR Book 1457, Page 1955, Nassau County, Florida Records, and, to the fullest extent the grantor has the power to grant, upon, over, along, and under the roads, streets, or highways adjoining or through said property. The said easement is more particularly described as follows:

All that tract or parcel of land lying in Section 20, Township 2 North, Range 28, Meridian, Nassau County, State of Florida, consisting of a (strip) (parcel) of land Ten (10) feet by twenty (20) feet

SEE ATTACHED EXHIBIT "A"

The following rights are also granted: the exclusive right to allow any other person, firm, or corporation that represent AT&T to attach wires or lay cable or conduit or other appurtenances upon, over, and under said easement for communications (including broadcast) or electric power transmission or distribution; ingress to and egress from said easement at all times; the right, but not the obligation, to clear the easement and keep it cleared of all trees, undergrowth, or other obstructions; the right, but not the obligation, to trim and cut and keep trimmed and cut all dead, weak, leaning or dangerous trees or limbs outside the easement which might interfere with or fall upon the lines or systems of communication or power transmission or distribution; the right to relocate said facilities, systems of communications, or related services on said lands to conform to any future highway relocation, widening, or improvements, the right to test and maintain generators and associated equipment.

To have and to hold the above granted easement unto BellSouth Telecommunications, LLC., d/b/a AT&T Florida, and its parent and its parent's direct and indirect affiliates, subsidiaries, agents, attorneys, employees, officers, directors, servants, insurance carriers, licensees, successors, and assigns forever and in perpetuity.

Grantor warrants that Grantor is the true owner of record of the above described land on which the aforesaid easement is granted.

SPECIAL STIPULATIONS OR COMMENTS:

The following special stipulation(s) shall control in the event of conflict with any of the foregoing easement (servitude):

In witness whereof, the following undersigned has/have caused this instrument to be executed on the 22nd day of May, 2017.

Signed, sealed and delivered in the presence of:

Peggy B. Snyder
Witness
(Print Name) PEGGY B. SNYDER

Connie Arndt
Witness
(Print Name) CONNIE ARNDT

NASSAU COUNTY
BOARD OF COMMISSIONERS
A political subdivision of the State of Florida
(Address)
96135 Nassau Place
Suite 1
Yulee, Florida 32097

By: *Daniel B. Leeper*
Daniel B. Leeper
Title: Chairman

Attest: *John A. Crawford*
John A. Crawford
Ex-Officio Clerk

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State of Florida
County of Nassau

The foregoing instrument was acknowledged before me this 22nd day of May, 2017, by Daniel B. Leeper, as Chairman of the Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, and John A. Crawford, as Ex-Officio Clerk to the Board of County Commissioners of Nassau County, Florida, a political subdivision of the State of Florida, who are personally known to me or who have produced personally known as identification.

PEGGY B. SNYDER
Notary Public, State of Florida
My Comm. Expires November 12, 2019
Commission No. FF 935754

Peggy B. Snyder
Notary Public
Printed Name: PEGGY B. Snyder
My Commission Expires: 11-12-19

