This Instrument prepared by
and return to after recording:
Clerk of Village of Wellington
14000 Greenbriar Boulevard
Wellington, Florida 33414

ACCESS EASEMENT AGREEMENT

This Agreement made this _____ day of _____, 20___, by and between_____ _____ (hereinafter referred to as "Grantor") and Village of Wellington, a municipal corporation, whose address is 14000 Greenbriar Boulevard, Wellington, Florida 33414 (hereinafter referred to as "Grantee"). As used herein, the term Grantor shall include any and all heirs, successors, or assigns of the Grantor and all subsequent owners of the "Property" and the term Grantee shall include any successors or assigns of Grantee.

WHEREAS, Grantor is the fee simple owner of certain real property more particularly described on Exhibit "A," attached hereto and by this reference incorporated herein (hereinafter referred to as Property); and

WHEREAS, Grantor is desirous of granting a non- exclusive access easement on the Property for Grantee to inspect drainage structures, manure bins and any other environmental matters and features on the Property consistent with Grantee's governmental obligations and responsibilities; and,

WHEREAS, Grantee is desirous of obtaining said easement; and,

WHEREAS, the parties hereto are desirous of memorializing the terms of this Easement Agreement.

NOW, THEREFORE, in consideration of the mutual promises contained herein and other good and valuable consideration to which the parties acknowledge receipt of, the parties agree as follows:

1. The above recitals are true and correct and are incorporated herein by reference.

2. Grantor grants to Grantee a non- exclusive perpetual easement in favor of Grantee for the purposes stated above. The Easement granted herein shall run with the land and be binding upon Grantor, its successors, and assigns forever. Grantor hereby covenants, warrants, and represents that it is lawfully seized of said Property in fee simple; that the Property is free and clear of all encumbrances; that Grantor has good right and lawful authority to convey this Easement; and Grantor fully warrants and defends the title to the Easement hereby conveyed against the lawful claims of all persons whomsoever. Regardless of the foregoing, the parties hereto, however, recognize that this Easement is non-exclusive.

3. This Agreement shall be construed in accordance with the laws of the State of Florida. Should any dispute arise from this Agreement, venue shall lie in Palm Beach County, Florida.

4. This Agreement is binding upon the parties hereto, their heirs, successors, and assigns.

5. This Agreement shall not be construed against the party who drafted the same as all parties to this Agreement have participated in the drafting of this Agreement.

6. Nothing herein shall relieve the fee simple of all obligations as the fee simple titleholder to the Property.

IN WITNESS WHEREOF, Grantor and Grantee have hereunto set their authorized hands and seals this ____ day of _____, 20____.

WITNESSES:

_____
Signature

_____
Print

_____
Signature

_____
Print

GRANTOR:

BY:_____

GRANTEE: VILLAGE OF WELLINGTON

BY:_____
Darell Bowen, Mayor

ATTESTS:

BY:_____
Awilda Rodriguez, Village Clerk

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

BY:_____
Jeffrey S. Kurtz, Village Attorney

(Individual Acknowledgement)

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by _____ as Grantor herein who is personally known to me or have produced _____ as identification.

WITNESS my hand and official seal this ____ day of _____, 20____.

_____
Notary Public
My Commission Expires:

(Corporate Acknowledgement)

STATE OF _____
COUNTY OF _____

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments appeared _____ as _____ of _____, a _____ corporation, who is personally known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that they executed the same on behalf of the corporation, who produced their drivers' licenses as identification, and who did or did not take an oath.

WITNESS my hand and official seal this ___ day of _____, 20___.

_____
Notary Public, State Of Florida
My Commission expires:

STATE OF FLORIDA
COUNTY OF PALM BEACH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, the foregoing instrument was acknowledged before me by Darell Bowen, Mayor and Awilda Rodriguez, Village Clerk, on behalf of the Village of Wellington as Grantee herein and who are personally known to me or who have produced _____ as identification.

WITNESS my hand and official seal this _____ day of _____, 20____.

_____
Notary Public
My Commission Expires:

EXHIBIT “A”

LEGAL DESCRIPTION OF EASEMENT