

GRANT OF EASEMENT

THIS AGREEMENT, made this 10th day of December 1982, between BRANDYWINE ENTERPRISES, INC., a Florida corporation, and BRANDYWINE VILLAGE ASSOCIATES, a Florida joint venture, hereinafter called the Grantors, and BRANDYWINE HOMEOWNERS ASSOCIATION, INC., a non-profit Florida corporation, including each of its members and their respective families, whose post office address is P. O. Box 850, DeLand, Florida 32720, hereinafter called the Grantee.

WHEREAS, BRANDYWINE ENTERPRISES, INC. and BRANDYWINE VILLAGE ASSOCIATES are the owners of certain real property in Volusia County, Florida, hereinafter more specifically described, and the Grantors are developing a condominium project known as BRANDYWINE VILLAGE, a condominium, as part of the overall development of an area known as Brandywine; and

WHEREAS, Grantors desire to grant easements and rights-of-way to BRANDYWINE HOMEOWNERS ASSOCIATION, INC., and its members and their respective families, creating rights to use certain property for limited purposes in BRANDYWINE VILLAGE, a condominium.

NOW, THEREFORE, the Grantors for good and valuable consideration do by these presents hereby grant, sell and convey unto the Grantee, easements and rights-of-way upon and across certain real property in Volusia County, Florida, described in Exhibit "1" attached hereto and made a part hereof.

The right-of-way, easement, rights and privileges herein granted for Village Green Road, a private road shall be used only for the purpose of providing pedestrian and vehicular ingress and egress to BRANDYWINE VILLAGE, a condominium, to Grantee and connecting it with other areas of the Brandywine subdivision.

The rights-of-way, easements, rights and privileges herein granted for the Pedestrian and Bicycle Easement shall be used only for the purpose of allowing Grantee pedestrian and bicycle access to the adjoining shopping center.

The easements, rights-of-way, rights and privileges herein granted shall be perpetual. The Grantors hereby bind themselves, their respective successors and assigns to warrant and forever defend

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County Volusia
W. Smith
Signature of Clerk

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the above described easements and rights unto the Grantee, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

The easements, rights and privileges granted herein are non-exclusive and the Grantors reserve the right to convey other easements to such other persons or entities as the Grantors may deem proper, provided, however, that such other rights and easements shall not interfere with the use of the Grantee.

This instrument shall be binding upon and inure to the benefit of the respective successors and assigns of the parties hereto.

IN WITNESS WHEREOF, this instrument is executed this 10th day of December, 1982.

Charles K. Brown
Thomas K. Dwyer

BRANDYWINE ENTERPRISES, INC.

By Wayne G. Sanborn
President

(CORPORATE SEAL)

Charles K. Brown
Thomas K. Dwyer

BRANDYWINE VILLAGE ASSOCIATES

BRANDYWINE ENTERPRISES, INC.

By Wayne G. Sanborn
President

(CORPORATE SEAL)

Charles K. Brown
Thomas K. Dwyer

DREGGORS CONSTRUCTION, INC.

By Richard Dreggors
President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this 10th day of December, 1982, by WAYNE G. SANBORN, President of BRANDYWINE ENTERPRISES, INC., on behalf of the corporation.

(SEAL)

Thomas K. Dwyer
Notary Public, State of Florida

My commission expires: 11/9/85

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me this
10th day of December, 1982, by WAYNE G. SANBORN, President
of BRANDYWINE ENTERPRISES, INC., and J. RICHARD DREGGORS, President
of DREGGORS CONSTRUCTION, INC., as partners on behalf of the partner-
ship.




Notary Public, State of Florida

My commission expires: 11-9-85

THIS INSTRUMENT PREPARED BY:

ROBERT F. APGAR, Esquire
P. O. Box 3010
DeLand, FL 32720