

Georgia, Hall County, Clerk Superior Court
Filed in office, this 10 day of Dec.
19 98 at 3:55 P m. Recorded in
Book 3404 Page(s) 231-233
this 11 day of Dec., 1998.
DWIGHT S. WOOD, CLERK, by: mm
35966

Full
RETURN TO: JOHN M. MELVIN
STEWART, MELVIN & FROST
P.O. BOX 3280
GAINESVILLE, GA 30608

EASEMENT

GEORGIA, COUNTY OF HALL.

THIS EASEMENT, made this 5th day of October in the Year of Our Lord One Thousand Nine Hundred and ninety-eight between Jeffrey L. Branch, Dorothy D. Hartsfield and T. Wylie Davis of the State of Georgia and County of Fulton (hereinafter called "Grantor"), and Margaret E. Burks, Linda Martin, Dennis Pitts and Jane Pitts of the State of Georgia and County of Hall (hereinafter called "Grantee"),

WITNESSETH: That the said GRANTORS, for and in consideration of the sum of Ten (\$10.00) and other good and valuable consideration DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained and sold and conveyed and by these presents does grant, bargain, sell and convey unto the said GRANTEES, a perpetual non-exclusive easement for ingress and egress purposes over a gravel driveway located on property of the GRANTORS located in Land Lot 131 of the 8th District of Hall County, Georgia, said property of the GRANTORS being more particularly described according to Exhibit "A" attached hereto. The above-referenced easement is located over Driveway A according to Exhibit "A". Said easement over Driveway A is hereby given for purposes of ingress and egress to boatdocks located on property of the U.S.A. on Lake Sidney Lanier adjacent to Paradise Point Subdivision. The GRANTEES herein have been issued permits by the Corps of Engineers Office for the location of said boatdocks.

By acceptance of this Easement and in consideration of Ten (\$10.00) and other good and valuable consideration DOLLARS, the within GRANTEES hereby agree as follows:

1. Grantees shall share in the cost and maintenance of the Easement over Driveway A.
2. As a result of obtaining the within-described Easement over Driveway A, GRANTEES hereby release and quit-claim to GRANTORS all of their right, title and interest in and to any and all easements over Driveway B more particularly described on Exhibit "A" attached hereto. Driveway B includes the "x" or cross-hatched area as shown on Exhibit "A".
3. Notwithstanding anything herein to the contrary, if any one or all of the permits issued by the Corps of Engineers described above are no longer issued to the GRANTEES or their successors in title, for boatdocks located adjacent to Paradise Point Subdivision, the within-described Easement over Driveway A shall immediately terminate, as to the GRANTEE or GRANTEES successors in title, who no longer hold a valid permit issued by the Corps of Engineers for the location of a boatdock on property of the U.S.A. on Lake Sidney Lanier.

TO HAVE AND TO HOLD said Easement over Driveway A, with all and singular their rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEES.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands and seals, the day and year above written.

AS TO JEFFREY L. BRANCH
Signed, sealed and delivered in presence of:

Jeffrey L. Branch (SEAL)
JEFFREY L. BRANCH

Witness

Doree B. Duffin
Notary Public Notary Public, Fulton County, Georgia
My commission expires My Commission Expires March 22, 1997

AS TO DOROTHY D. HARTSFIELD
Signed, sealed and delivered in presence of:

Dorothy D. Hartsfield (SEAL)
DOROTHY D. HARTSFIELD

Witness

Doree B. Duffin
Notary Public Notary Public, DeKalb County, Georgia
My commission expires My Commission Expires Oct. 1, 1999

AS TO T. WYLIE DAVIS
Signed, sealed and delivered in presence of:

T. Wylie Davis (SEAL)
T. WYLIE DAVIS

Witness

Doree B. Duffin
Notary Public Notary Public, DeKalb County, Georgia
My commission expires My Commission Expires Oct. 1, 1999

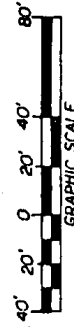
AGREED TO AND ACCEPTED BY:

Margaret E. Burks
Margaret E. Burks
Dennis Pitts
Dennis Pitts
Jane Pitts
Jane Pitts
Linda Martin
Linda Martin

03404
0233



EXHIBIT "A"



U.S. GOV'T
LAKE SIDNEY LANIER



PREPARED BY:
PATTON - PATTON INC.
REGISTERED SURVEYORS AND ENGINEERS
207 BULLWORTH ROAD
DALLAS, TEXAS 75201
1992 JAN 20



U.S. GOV'T
LAKE SIDNEY LANIER

AREA: **0.91 ACRES**

THIS PLAT REPRESENTS A PORTION
OF LOTS 1 & 2 OF THE PARADISE
POINT ON LAKE LANIER SUBDIVISION,
SECTION - 1.

THIS PLAT IS SUBJECT TO ALL
EASEMENTS.

LEGEND:
BLADE - IRON PIN FOUND
WALVE - CHIPPED TOP PIN FOUND
WALVE - CHIPPED TOP PIN SET
WALVE - SINGLE IRON FOUND
WALVE - CONCRETE MOUNTED FOUND
R/W - RIGHT-OF-WAY
L.L. - LAND LOT LINE
P - PROPERTY LINE
C - CENTER LINE

SURVEY FOR:

RACHEL BRANCH

LOCATED IN LAND LOT- 131

8TH LAND DISTRICT

HALL, COUNTY, GEORGIA

SCALE: 1"=40' DATE: 6-9-1992

JN 92-331

EXHIBIT "A"