

land and is for the benefit of the grantor, its successors and assigns, and it shall be a burden on the estate and property of the Grantee, its Successors and Assigns. ALSO, an easement and right-of-way is granted to the grantee and its successors and assigns in and to a certain strip 10 feet in width running S. 58-05 E. 315 feet along the Southern boundary of lot # 2, on said plat. This grantor for itself, its successors and assigns hereby reserves and excepts from the conveyance of the hereinabove described property an easement and right-of-way in and to the adjacent 10 foot strip which runs S. 58-05 E. 315 feet along the Northern boundary of said lot # 3.

It is the intention of the grantor and grantee to have an easement or right-of-way for their common benefit to a strip 20 feet in width and designated on said plat as "Access Road" for the purpose of allowing the grantor and grantee and their successors and assigns to have a means of ingress and egress to their respective lots, shown on said plat.

It is understood and agreed that the grantor and its successors and assigns may extend said access road to any of the lots shown on said plat and that the easement and right-of-way retained in lot # 3 may be used for the benefit of any of said lots. These rights-of-way and easements are covenants running with the land and shall be for the benefit of the grantor and grantee, their successors and assigns, and shall be binding on the grantor and the grantee, their successors and assigns.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the Premises before mentioned unto the grantee _____ hereinabove named, and its successors _____ Heirs and Assigns forever