

Driveway Easement

BOOK 1147 PAGE 686

Grantor hereby grants to Grantees an easement for access to and use of that portion of the "Drive" to Merritt View Terrace shown on the Plat entitled Survey for Lillian R. Taylor, dated May 7, 1981, recorded in Plat Book SK, Page 100, which lies within the boundaries of the 0.66 acre parcel of Grantor which is contiguous to the southern boundary of the property conveyed herein.

Grantees, their heirs and assigns, shall be entitled to use the property within said easement for the parking of vehicles as well as for access and egress from and to Merritt View Terrace.

Grantor hereby reserves for herself, her heirs and assigns, an easement across that portion of the property conveyed herein which falls within the boundaries of the "Drive" to Merritt View Terrace shown on the Plat entitled Survey for Eric B. Amstutz and Rita M. McKinney, recorded in Plat Book SN, page 28, to be used for access and egress from and to Merritt View Terrace, for the benefit of the aforesaid contiguous parcel (0.66 acres) owned by Grantor.

Both of the easements granted and reserved herein shall be deemed to run with the land, for the mutual and exclusive use and benefit of the Grantor and Grantees, their respective heirs and assigns.

Grantees, their heirs and assigns, and Grantor, her heirs and assigns, shall equally bear the cost of maintaining and repairing the "Drive" to Merritt View Terrace as described above.

Septic Tank Easement

Also, Grantor grants unto Grantees, their heirs and assigns, an easement across the above-referenced 0.66 acre parcel for the existing septic tank, pipes, lines and equipment that service the residence located on the 0.57 acre parcel conveyed herein. Said septic tank, pipes, lines and equipment are located near the aforesaid "Drive" and are not located any nearer than 180 feet from the center line of Phillips Trail.

Grantees shall be allowed to enter upon said 0.66 acre parcel as and to the extent necessary to utilize, maintain, flush and repair said septic tank. Said easement shall run with the land for the benefit of Grantees, their heirs and assigns.

In the event said septic tank, pipes, lines and equipment need replacing or in the event public sewer becomes available to the residence located on the aforesaid 0.57 acre parcel, said easement shall, within a reasonable time, terminate and Grantees shall construct on the aforesaid 0.57 acre tract and/or 1.17 acre tract a new septic tank, pipes, lines and equipment or connect to public sewer.

Said easement is for the benefit of the existing residence on said 0.57 acre tract as currently built, and Grantees shall not be entitled to use said easement if Grantees enlarge the heated area of said residence.

Grantor, her heirs and assigns, reserves the right to use said septic tank, pipes, lines and equipment for any residence which may be constructed on the contiguous parcel (0.66 acres) of Grantor.

The party or parties who use said septic tank, pipes, lines and equipment shall pay for maintenance or repairs of said septic tank, pipes, lines and equipment. Said cost shall be borne 50% by the owner of the residence located on said 0.57 acre tract, and 50% by the owner of the 0.66 acre tract.

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