

Phyllis Lee Crisp, Register
Blount County Tennessee
Rec #: 533218
Rec'd: 15.00 Instrument #: 821995
State: 0.00
Clerk: 0.00 Recorded
Other: 2.00 6/6/2018 at 3:50 PM
Total: 17.00 in
Record Book 2519 Pgs 2499-2501

-----The above space left blank intentionally for TN recording purposes-----
THIS INSTRUMENT PREPARED IN THE OFFICES OF COSTNER & GREENE,
ATTYS. 315 HIGH ST., MARYVILLE, TN 37804 BY: STEVEN J. GREENE
C&G-7883 dp/

GRANT OF EASEMENT

THIS AGREEMENT, made and entered into on this the 4th day of June, 2018 by and between **THE RIDGE CLUB CONDOMINIUM ASSOCIATION, INC.**, of Blount County, Tennessee, it's successors and assigns, hereinafter referred to as "First Party" and **ROYAL OAKS PROPERTY OWNERS ASSOCIATION**, of Blount County, Tennessee, its successors and assigns, hereinafter referred to as "Second Party".

WITNESSETH:

WHEREAS, First Party is the owner of real property located in District No. 19 of Blount County, Tennessee, having acquired said property by deed of record in Record Book 2468, Page 2802 in the Register's Office for Blount County, Tennessee, which said property includes a concrete patio; and,

WHEREAS, Second Party is the lease holder of a tract of real property contiguous of property of First Party located in District No. 19 of Blount County, Tennessee, having acquired a 99-year lease for said property by Lease Agreement of record in Record Book 2371, Page 1538 in said Register's Office, which said property includes a swimming pool which adjoins said patio of First Party; and,

NOW, THEREFORE, premises considered, and for One Dollar (\$1.00) and other good and valuable considerations, the parties hereto do hereby agree as follows:

1. That First Party herein does hereby convey to Second Party, it's successors and assigns, a permanent exclusive easement for the use of the said concrete patio, said patio being located within the cross-hatched area on the Exhibit A attached hereto.

2. That Second Party agrees to solely maintain said patio and shall keep said patio in a neat and safe condition.

3. That in consideration of First Party granting said exclusive easement to Second Party, Second Party does hereby convey the use of said pool to First Party and all occupants of The Ridge Club Condominiums and their guests, for a period of Ten (10) years from the date hereof without any additional fees being levied to First Party or said occupants and guests for the use of said pool.

4. That said easement shall run with the title to the lands hereinabove described and be binding upon the parties hereto, their successors and assigns.

5. That in the event of any breach of the covenants contained herein, the breaching party shall be responsible for damages, including all costs of litigation, court costs, reasonable attorney fees, costs of depositions and the appointment of a court reporter.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE GRANTOR. THE PREPARER MAKES NO REPRESENTATION AS TO THE TITLE, USE, OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THIS INSTRUMENT.

WITNESS OUR HANDS this the 4th day of June, 2018.

FIRST PARTY:
THE RIDGE CLUB CONDOMINIUM ASSOCIATION, INC.

BY: Charles R. Headrick

TITLE: Pres.

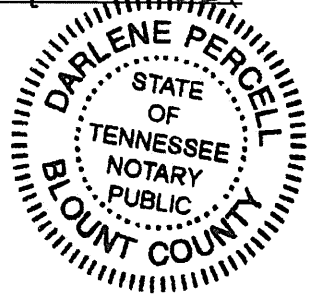
STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Charles R. Headrick, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be the President of **THE RIDGE CLUB CONDOMINIUM ASSOCIATION, INC.**, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him self as such officer.

Witness my hand and official seal at office, this 4th day of June, 2018.

Darlene Percell
Notary Public

My Commission expires: 1-30-21



SECOND PARTY:
ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC.

BY: Steve R. Reynolds

TITLE: PRESIDENT ROPOA

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned authority, a Notary Public in and for said State and County, personally appeared Steven R. Reynolds, with whom I am personally acquainted, and who, upon oath, acknowledged him self to be the President of **ROYAL OAKS PROPERTY OWNERS ASSOCIATION, INC.**, the within named bargainor, a corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by him self as such officer.

Witness my hand and official seal at office, this 4th day of June, 2018.

Darlene Percell
Notary Public

My Commission expires: 1-30-21

