

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON) **DEED TO STORM DRAINAGE
SYSTEM AND EASEMENTS----**

KNOW ALL MEN BY THESE PRESENTS, that _____ (hereinafter called "Grantors"), for and in consideration of the sum of One and 00/100 (\$1.00) to the Grantors in hand paid at and before the sealing of these presents, by THE TOWN OF LEXINGTON (hereinafter called "Grantee") in the State aforesaid, (the receipt of which is hereby acknowledged) have granted, bargained, sold and released, and by these Presents do grant, bargain, sell and release, unto the said

THE TOWN OF LEXINGTON

All those certain structures, pipes, drains, catch basins, junction boxes, fencing and all other equipment and fixtures for the transporting or conveying of surface water runoff across, through and under _____, in the Town of Lexington, County of Lexington, State of South Carolina, being more completely shown on a plan entitled "As-Built" Storm Drain and Sewer Profiles for _____ prepared for _____ by _____, dated _____, said plan being on file in the office of the Director of Public Utilities, Lexington, SC, together with the easements along the mains and laterals in the streets and in the reserved easement areas as may be necessary for the maintenance of the said storm drainage system, said easements being non-exclusive and being in public ways and areas used in common with the public and others entitled thereto and over the easement areas shown on the above referenced plat and on a final plat of _____ prepared for _____ by _____, dated _____, _____, and recorded _____, _____, in the Office of the RMC for Lexington County on Slide _____, Plat # _____, and the easements on the "As-Built" plan referenced above.

LESS AND EXCEPTING: Any areas of the storm drain that are left open and the piping has ended. These areas will be maintained by the property owners until which time that they are enclosed and deeded to the Town of Lexington.

Full Derivation:

This is the same portion of property conveyed to the Grantor/Mortgagor from _____ recorded _____ and filed in Record Book _____ Page _____.

TMS#:

And the Grantors do hereby grant to the Grantee, its successors and assigns, the right to remove shrubbery, trees and other growth in the rights-of-way and construction areas described herein, provided that the property will be restored as nearly as practicable to its original condition upon the completion of any construction, maintenance, or reconstruction, and any trees which much be removed shall be sawed into commercial lengths and stacked adjacent to the right-of-way of the property owner, and any damaged shrubbery will be replaced with the same variety from nursery stock of a practicable size.

Grantee's Address: Post Office Box 397
Lexington, South Carolina 29072

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 said premises before mentioned unto the said Grantee, Grantee's successors and assigns forever.

And the Grantors do hereby bind themselves and their heirs, to warrant and forever defend all and singular the premises unto the Grantee, its Successors and Assigns against themselves and their heirs and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

It being understood and agreed by and between the parties hereto that _____ shall guarantee the above described storm drainage system and all components thereof for a period of three years from the recordation date of this deed, and shall make any and all repairs as become necessary in the sole judgment of The Town of Lexington or its representative.

IN WITNESS WHEREOF, the Grantors have hereunto set our hands and seals this day of _____, 20 _____.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

GRANTOR:

_____ # 1 Witness

By: _____
Type Name here

_____ # 2 Witness (can be notary)

Its: _____
Type title here

STATE OF South Carolina)
)
COUNTY OF Lexington)

PROBATE

PERSONALLY appeared before me, the undersigned and made oath that s/he saw the within-named _____ by _____, its _____ sign, seal and as its act and deed deliver the within-written Easement for the uses and purposes subscribed above, witnessed the execution thereof.

SWORN to before me this _____ day of _____, 20_____.

Witness:

Notary _____ (L.S.)

1 Witness _____

Notary Public for: _____

My Commission Expires: _____

The undersigned does hereby accept the within conveyance.

WITNESS:

THE TOWN OF LEXINGTON

By: _____

Its: _____

STATE OF SOUTH CAROLINA)
)
COUNTY OF LEXINGTON)

PROBATE

PERSONALLY appeared before me the undersigned witness, who, being duly sworn, says that (s)he saw the within-named Town of Lexington, by _____, its _____, sign, seal and deliver the within Easement; and that (s)he with the other witness whose signature appears above witnessed the execution thereof.

(Witness)

SWORN to before me this _____ day of _____, _____.

_____ (L.S.)

NOTARY PUBLIC FOR SOUTH CAROLINA

My Commission Expires: _____