

Mud to:
Judith King
479 Laurel Lake Circle
Mad.

125

DECLARATION OF EASEMENT

The undersigned Laurel Mountain Lakes Association, a Tennessee non-profit corporation, hereby declares that it is the owner of certain real property situated in the Fourth Civil District of Monroe County, Tennessee, located and lying on a tract of land to the East of Bethlehem Road, said real property consisting of a tract or tracts of land which comprise all of the roadways, both improved and unimproved, of the Laurel Mountain Lakes Development as same is depicted on the plats of record in the Register's Office for Monroe County, Tennessee, recorded in Plat Book 3, page 69, Plat Book 2, page 117, Slide Cabinet A, Slides 162 and 184, Slide Cabinet B, Slides 111, 114, 133, 134, and 149, and/or Slide Cabinet C, Slides 76, 81, and 99, to which reference is made, and as such owner, the undersigned does hereby declare and grants to the present and future lot owners in Laurel Mountain Lakes Development, their successors, heirs, assigns, invitees, administrators, executors and successors-in-interest, a permanent, non-exclusive easement for purposes of ingress, egress, and the installation and maintenance of utilities, over, across, along and under said parcel or parcels of real property, said easement being more particularly described as follows:

LYING AND BEING in the Fourth Civil District of Monroe County, Tennessee, and being all of the property which underlies the paved or gravelled portion (or if yet undeveloped, then the portions designated as roadways on any applicable recorded plat) of each and every roadway, improved and unimproved, which runs from Bethlehem Road, the public road, along the existing roadway in an Easterly direction to the entrance of Laurel Mountain Lakes Development and from the entrance to all roadway areas, parcels, or tracts, reflected in the plats of record for Laurel Mountain Lakes Development as same are found of record in the Register's Office for Monroe County, Tennessee, in Plat Book 3, page 69, Plat Book 4, at page 17; Slide Cabinet A, Slides 162, 184; Slide Cabinet B, at Slides 111, 114, 133, 134, and 149; Slide Cabinet C, Slide 76, 81 and 99, collectively, to which reference is made and the contents of which are incorporated herein by reference thereto.

Said easement is, however, SUBJECT to the maintenance of a locked security gate consistent with previous practice and with Article IX, Section (f) of the Charter of the Association, but the easement of ingress and egress herein granted embraces the Grantees' rights to receive a key or other device for gaining entry.

BEING a portion of the property conveyed to the Grantor by deed found of record in the Register's Office for Monroe County, Ten-

125

nessee, in W.D. Book 125, at page 764.

This Declaration of Easement is made by and between Laurel Mountain Lakes Association and the present and future lot owners of said Laurel Mountain Lakes Development. The term "future lot owners" shall include their successors, assigns, invitees, administrators, executors, and successors-in-interest. The undersigned hereby expressly reserves the right to designate the use of this easement by itself or the future owners of other property adjoining the same by further declaration or by including a grant of the same in any conveyance of such adjoining properties. The Grantor does hereby covenant that it is lawfully seized and possessed of the herein-before described real property and that it has a good and lawful right to convey the rights and privileges as herein set forth and binds itself, its successors and assigns, to warrant and defend the easement and right-of-way herein conveyed.

IT WITNESS WHEREOF, the undersigned has executed this instrument on the 31st day of August, 1996.

LAUREL MOUNTAIN LAKES ASSOCIATION

BY: B. K. Maxwell
President

ATTEST:

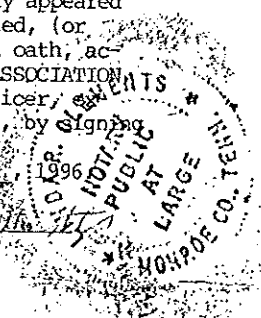
Verdith M. King
Secretary

STATE OF TENNESSEE
COUNTY OF MONROE

Before me, of the State and County aforementioned, personally appeared B. K. Maxwell, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of LAUREL MOUNTAIN LAKES ASSOCIATION the within named bargainor, a corporation, and that he as such officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and seal, this the 31st day of August, 1996.

John E. Clifton
NOTARY PUBLIC



My Commission Expires: 7/2/97

THIS INSTRUMENT WAS PREPARED BY: J. CURWOOD WITT, JR., Attorney At Law, 138 College Street, Madisonville, TN, 37354, (423) 442-3966.

FILED in my office on the 5 day
of Sept. 1996 at 3:50 P.M.
Noted in Note Book 40 Page 72
Recorded in Map Book 100 Page 125
Michael A. Estes
Register of Monroe County, Tennessee