

10/1/2019 4:32 PM

KAREN E. RUSHING

CLERK OF THE CIRCUIT COURT

SARASOTA COUNTY, FLORIDA

SIMPLIFILE

Receipt # 2429977

GRANT OF EASEMENT Doc Stamp-Deed: \$0.70

This Grant of Easement (this "Easement") dated November 1, 2018, is made by and between Comcast Cable Communications Management, LLC, with an address of 7201 North Federal Highway, Boca Raton FL 33487 its successors and assigns, hereinafter referred to as "Grantee" and Strathmore Riverside Villas Condominium Association, Inc., with an address of 2700 Riverbluff Parkway , Sarasota Florida 34231 hereinafter referred to as "Grantor."

The Grantor and the Grantee are parties to a Services Agreement dated November 1, 2018, pursuant to which the Grantee provides certain broadband communications services to the Premises described below.

In consideration of One Dollar (\$1.00), the Grantor(s), owner(s) of the Premises described below, hereby grant(s) to the Grantee, its successors and assigns, a non-exclusive easement in gross and right-of-way to construct, use, maintain, operate, alter, add to, repair, replace, reconstruct, inspect and remove at any time and from time to time a broadband communications system (hereinafter referred to as the "Company Wiring") consisting of wires, underground conduits, cables, pedestals, vaults, and including but not limited to above ground enclosures, markers and concrete pads or other appurtenant fixtures and equipment necessary or useful for distributing broadband services and other like communications, in, on, over, under, across and along that certain real property (the "Premises") located at 2700 Riverbluff Parkway , Sarasota, FL 34231 in Sarasota County, Florida described as follows:

LEGAL DESCRIPTION:

(See Attached)

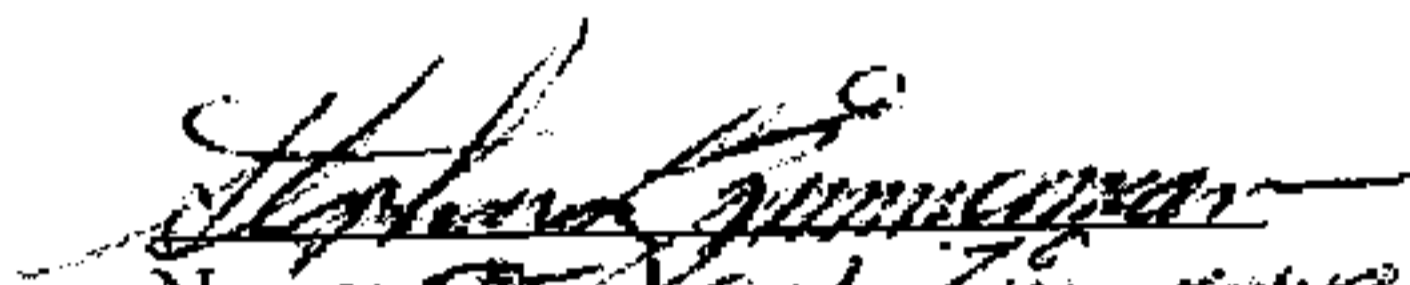
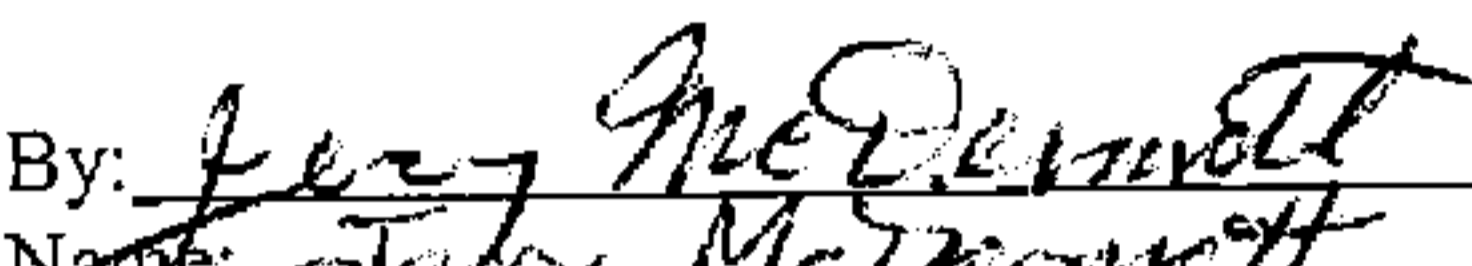
The Grantor(s) agree(s) for itself and its heirs and assigns that the Company Wiring on the Premises shall be and remain the personal property of the Grantee and may not be altered, obstructed or removed without the express written consent of the Grantee. The Grantee, and its contractors, agents and employees, shall have the right to trim or cut trees and/or roots which may endanger or interfere with said Company Wiring and shall have free access to said Company Wiring and every part thereof, at all times for the purpose of exercising the rights herein granted; provided, however, that in making any excavation on said Premises of the Grantor, the Grantee shall make the same in such manner as will cause the least injury to the surface of the ground around such excavation, and shall replace the earth so removed by it and restore the area to as near the same condition as it was prior to such excavation as is practical. This Easement shall run with the land for so long as the Grantee, its successors or assigns provides broadband service to the Premises.

IN WITNESS WHEREOF, the parties hereto have caused this Easement to be executed by their duly authorized representatives as of the date first written above.


GRANTOR

WITNESS/ATTEST:

Strathmore Riverside Villas Condominium Association,
Inc.


Name: Stephen Zimmerman By: 
Name: Jerry McDermott
Title: President

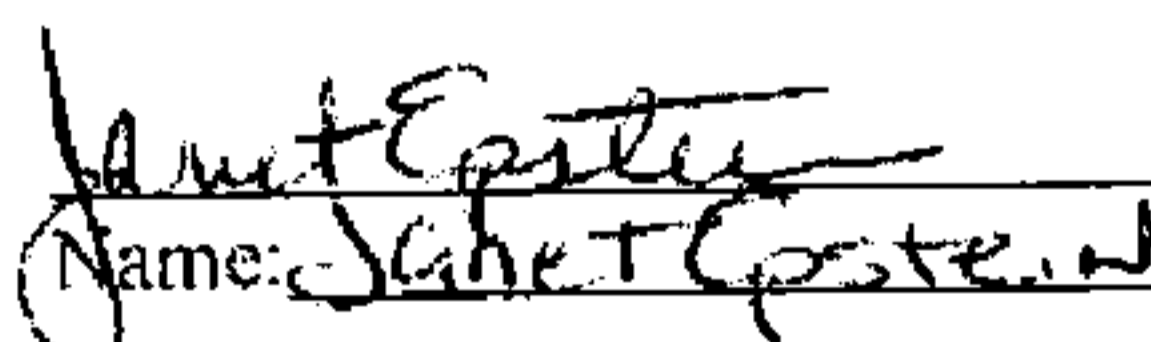
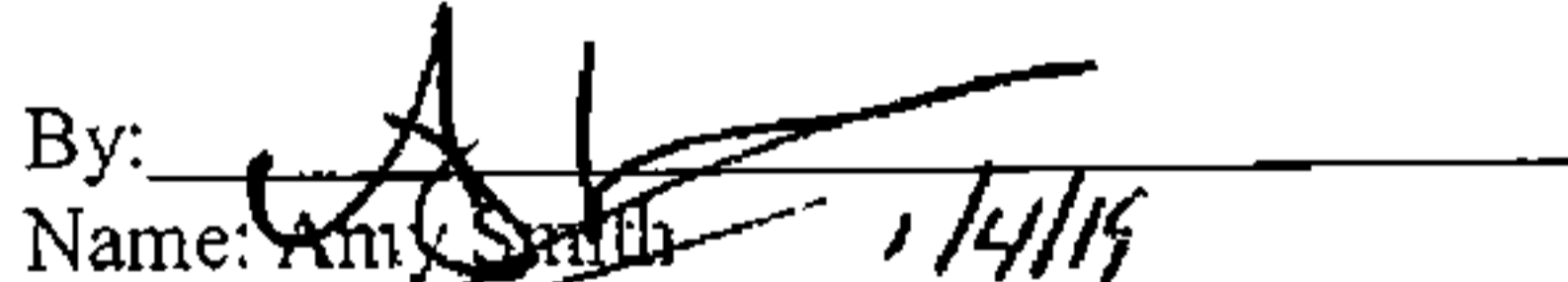
WITNESS/ATTEST:


Name: Sue Zimmerman

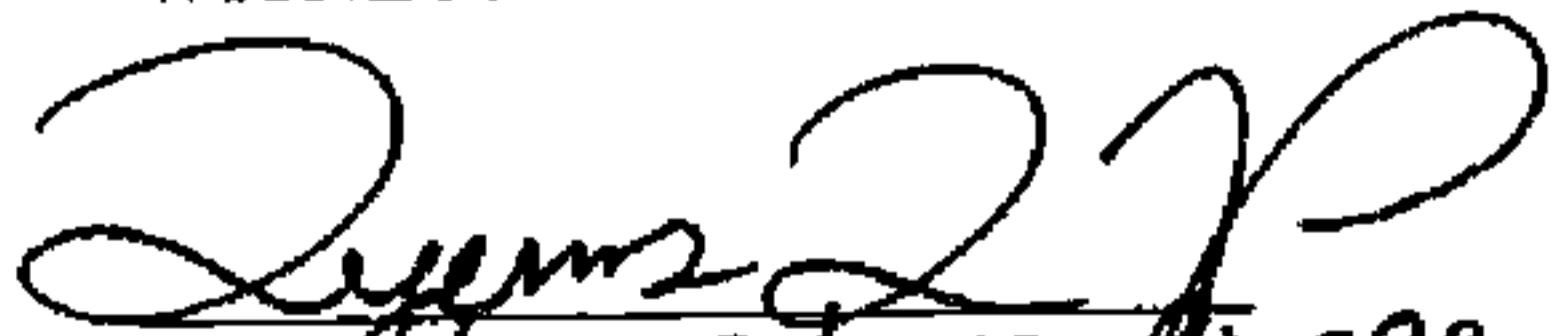
GRANTEE

WITNESS/ATTEST:

Comcast Cable Communications Management, LLC


Name: Janet Epstein By: 
Name: Amy Smith 1/4/15
Title: Regional Senior Vice President, Florida Region

WITNESS/ATTEST:


Name: Lyons Louis Pierce

STATE OF Florida)

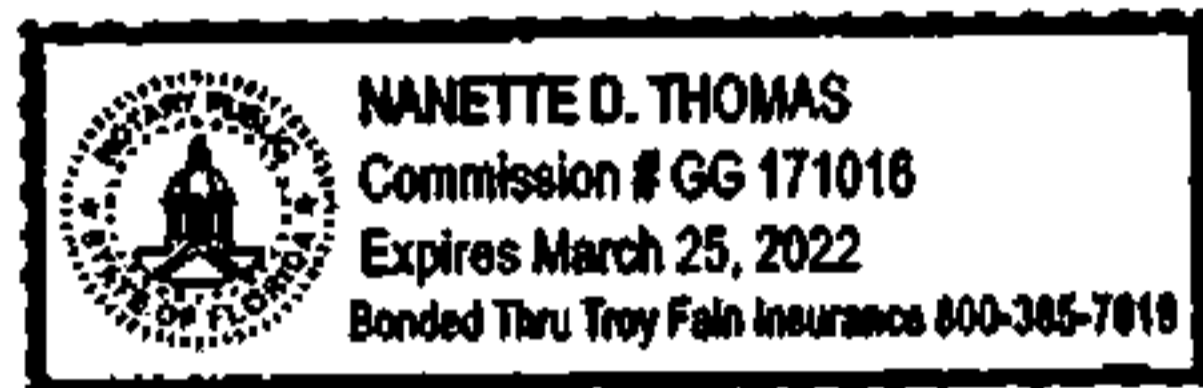
) ss.
COUNTY OF Manatee)

The foregoing instrument was acknowledged before me this 27 day of September, 2018 by Jerry McDermott the President of Strathmore Riverside Villas Condominium Association, Inc., on behalf of said entity. He/she is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.

Nanette Thomas
Nanette Thomas Notary Public
(Print Name)

My commission expires: 3/25/22



STATE OF Florida)

) ss.
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 4th day of January, 2019 by Amy Smith, the Regional Senior Vice President, Florida Region of Comcast Cable Communications Management, LLC, on behalf of said entity. He/She is personally known to me or has presented _____ (type of identification) as identification and did/did not take an oath.

Witness my hand and official seal.



Kim M. Meola
Kim M. Meola Notary Public
(Print Name)

My Commission expires: 2/9/2019

LEGAL DESCRIPTION

Strathmore Riverside Villas, A Condominium, Section One per Declaration of Condominium thereof, as recorded in the O.R. Book 836, page 207, et seq., Public Records of Sarasota County, Florida

Strathmore Riverside Villas, A Condominium, Section Two per Declaration of Condominium thereof, as recorded in the O.R. Book 897, page 671, et seq., Public Records of Sarasota County, Florida

Strathmore Riverside Villas, A Condominium, Section Three per Declaration of Condominium thereof, as recorded in the O.R. Book 897, page 685, et seq., Public Records of Sarasota County, Florida