**THE STATE OF SOUTH CAROLINA** ) **DEED TO SANITARY SEWER LINES**

) **AND GRANT OF EASEMENT FOR COUNTY OF RICHLAND** ) **XXXXXXXXXXX**

**KNOW ALL MEN BY THESE PRESENTS,** That **XYZ Inc., a South Carolina Corporation** (The "Grantor") for and in consideration of the sum of One ($1.00) Dollar to the Grantor paid by Richland County, South Carolina (The "Grantee"), the receipt of which is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release in fee simple absolute unto Richland County, South Carolina, its successors and assigns the following:

All sewer lines and appurtenances thereto, including but not limited to pipes, manholes, fittings, and other components comprising the sewer system as shown on the Sanitary Sewer Record Drawing titled XXXXXXXXXXX prepared for XYZ, Inc., dated XXXXXXXX, and prepared by XXXXXXXXXXXX; said Sanitary Sewer Lines being XX inches in diameter and including Manholes, Manhole Castings, service lines to easement boundaries, and all components to complete the system.

The Grantor does further grant, bargain, and sell unto the Grantee, its successors, and assigns, an exclusive easement and right-of-way, fifteen (15.0') feet in width, together with the right during the course of operation, construction, and/or maintenance, to use such additional width as may be necessary on either side of the aforesaid easement and right-of-way herein granted for the purpose of operation, construction, and/or maintenance of said sewer lines and appurtenances through and under the lands herein described; together with the right of ingress and egress across the said property at all times for the purpose of operation, construction, and/or maintenance of said sewer lines and appurtenances; and the right to excavate and refill ditches and/or trenches, and the further right to remove trees, bushes, undergrowth, crops and/or other obstructions interfering with the operation, construction and/or maintenance of said sewer lines and appurtenances. The centerline of the easement and right-of-way is the centerline of the sanitary sewer system as built.

Said sewer lines, appurtenances, easements, and rights-of-way are located on the property of the Grantor known as River Shoals Subdivision and are further described as a portion of Richland County TMS# RXXXXX-XX-XX.

All metes, courses, bounds, and measured distances described herein are approximate. The precise metes, courses, bounds, and measured distances are more particularly described and shown on said Sanitary Sewer Record Drawings, which are incorporated herein by specific reference thereto.

Together with all and singular the rights, members, hereditaments, and appurtenances thereunto belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD in fee simple absolute, the said sewer lines, easements, and rights-of-way, and the rights hereinbefore granted, unto the Grantee, its successors, and assign forever.

It is being understood and agreed by and between the parties hereto that the Grantor shall guarantee the herein described Sewer Lines and appurtenances thereto for a period of two years from the date of this Deed and shall make any and all repairs as become necessary in the sole discretion and judgment of the Grantee or its designated representative.

And the Grantor does hereby bind itself and its successors and assigns, to warrant and forever defend all and singular the above-described rights unto the said Grantee, its successors and assigns, against it and its successors and assigns, and against every person whomsoever lawfully claiming or to claim the same, or any part thereof.

And, XYZ INC., warrants that it is the lawful owner of said property and has the right to convey the same and that the property is free and clear of any and all liens and encumbrances of whatsoever kind or nature, except those set forth hereinabove.

**WITNESS** the hand and seal of the Grantor(s) this \_ **day** of \_\_\_\_\_\_\_\_\_\_, 20.

SIGNED, SEALED, AND DELIVERED IN THE PRESENCE OF:

**STATE OF SOUTH CAROLINA**)

)

**COUNTY OF RICHLAND** )

GRANTOR(S):

XYZ, INC., a South Carolina Corporation (SEAL)

By:

Name

President

**PROBATE**

**(AS TO GRANTOR)**

PERSONALLY appeared before me the undersigned witness, who after being duly sworn, deposes and says that s/he saw the within named **Grantor, by its duly authorized officer or agent,** sign, seal and as her/his act and deed, deliver the within the written instrument for the uses and purposes therein mentioned, and that s/he with the other witness whose name appears above witnessed the execution thereof.

Witness

SWORN to and subscribed before me

This day of , 20 .

Notary Public for South Carolina

My Commission Expires:

# The County of Richland, State of South Carolina, by and through its duly authorized officer, does hereby accept this deed/easement.

WITNESSES: GRANTEE:

By: County of Richland

Duly Authorized Officer

Attest:

**STATE OF SOUTH CAROLINA**)

)

**COUNTY OF RICHLAND** )

**PROBATE**

**(AS TO GRANTEE)**

PERSONALLY appeared before me the undersigned witness, who after being duly sworn, deposes and says that s/he saw the within named **Grantee,** by its Duly Authorized Officer, sign, seal and as her/his act and deed, deliver the within the written instrument for the uses and purposes therein mentioned, and that s/he with the other witness whose name appears above, witnessed the execution thereof.

Witness

SWORN to and subscribed before me

This day of , 20 .

Notary Public for South Carolina

My Commission Expires: