

E-7
(02/17)

STATE SOUTH)
CAROLINA)
COUNTY OF Lancaster)

\$ 1.00

GENERAL EASEMENT
VPTM Sugar Creek LB LLC
901 S Marquette Ave., Suite 3300
Minneapolis, Minnesota 55402
LANCASTER COUNTY ASSESSOR
Tax Map:
EASEM EN T00 00

R/W# 1771
(Estates at Sugar Creek)

CSA

Received of Comporium Communications



2023003578
EASEMENT
RECORDING FEES \$25.00
PRESENTED & RECORDED:
03-23-2023 12:26:48 PM
BRITTANY GRANT
REGISTER OF DEEDS
LANCASTER COUNTY, SC
BY: STEPHANIE KNIGHT
BK: DEED 1649
PG: 148 - 150

One and 00/100 Dollars, in consideration of which the undersigned hereby grants unto said Company, its respective successors, assigns, lessees, and agents, a non-exclusive right-of-way and non-exclusive easement to construct, reconstruct, and maintain lines for communications purposes consisting of such wires and cables placed in conduit, and/or buried conduits, terminal housings, and other fixtures and appurtenances as the grantee may from time to time require in order to provide telecommunication services upon, across, over, and/or under the property which they own or in which they have any interest in the Township of Indian Land, County of Lancaster, State of South Carolina, said right-of-way and easement to be located as follows:
Right of way to place communications facilities as required within the property as shown on the attached detail drawing "Exhibit A" for the property of (Estates at Sugar Creek)

with the following rights: to clear and keep clear all trees, under-growth, or other obstructions within said right of way; to trim any trees along said lines so as to keep the wires and cables cleared at least thirty-six inches; to permit the attachment of, and/or carry in conduit, wires and cables of any other person or company for communication purposes or for the transmission and distribution of electric power; and, on the property adjacent to said line for any and all anchors and guy wires that may be reasonably necessary; and of ingress and egress to said line at all times for the purposes herein granted. The grantor for themselves, their heirs, executors, administrators, successors, and assigns hereby covenants that no wire line will be erected or permitted on said property which in the mutual agreement of both parties its successors, and assigns, will interfere with grantee's service or endanger its lines. Reserving however, to the grantor the right to cultivate and use the ground within the limits of said right of way, provided that such use does not interfere with or obstruct the rights herein granted, and provided further, that the grantor shall not build, create, or construct, nor permit others to build, create or construct, any building or other structure or obstruction on, over, or under said line or lines which may interfere with the construction, operation, or maintenance thereof. Said sum being received in full payment for the rights herein granted.

The undersigned warrants that it is the sole, fee simple owner of the Property, that it has the unqualified right and power regarding the Property to grant the easement and right-of-way set forth herein.

WITNESS his/her hand and seal as of the 11th day of August, 2022

VPTM SUGAR CREEK LB LLC

901 S Marquette Ave., Suite 3300
Minneapolis, Minnesota 55402

Witness:

Brian W...

(1st Witness Signature)

...

(2nd Witness Signature)

By: (sign)

Brendan Bosman

Brendan Bosman Authorized Signatory
(print name) of VPTM Sugar Creek LB LLC
(Grantor)

RECORDED THIS 23rd DAY
OF MARCH, 2023
IN BOOK 00 PAGE 00

...

Auditor, Lancaster County, SC

DEED BK 1649 PG 148

STATE OF Minnesota)

PROBATE

COUNTY OF Hennepin)

Personally, appeared before me Brianna Witte and made
(1st Witness Name)
oath that he saw the within named Brendan Bosman, Authorized Signatory of VPTM Sugar Creek LB LLC
(Grantor)
sign, seal, and as their act and deed deliver the within written instrument; and that together he/she
with the other witness who signed above witnessed the execution thereof.

SWORN to before me this 4th

Bri Witte
(1st Witness Signature)

day of August A.D. 20 22

Dana A. Marti (SEAL)

Notary Public (affix seal)

My commission expires: 1/31/2026



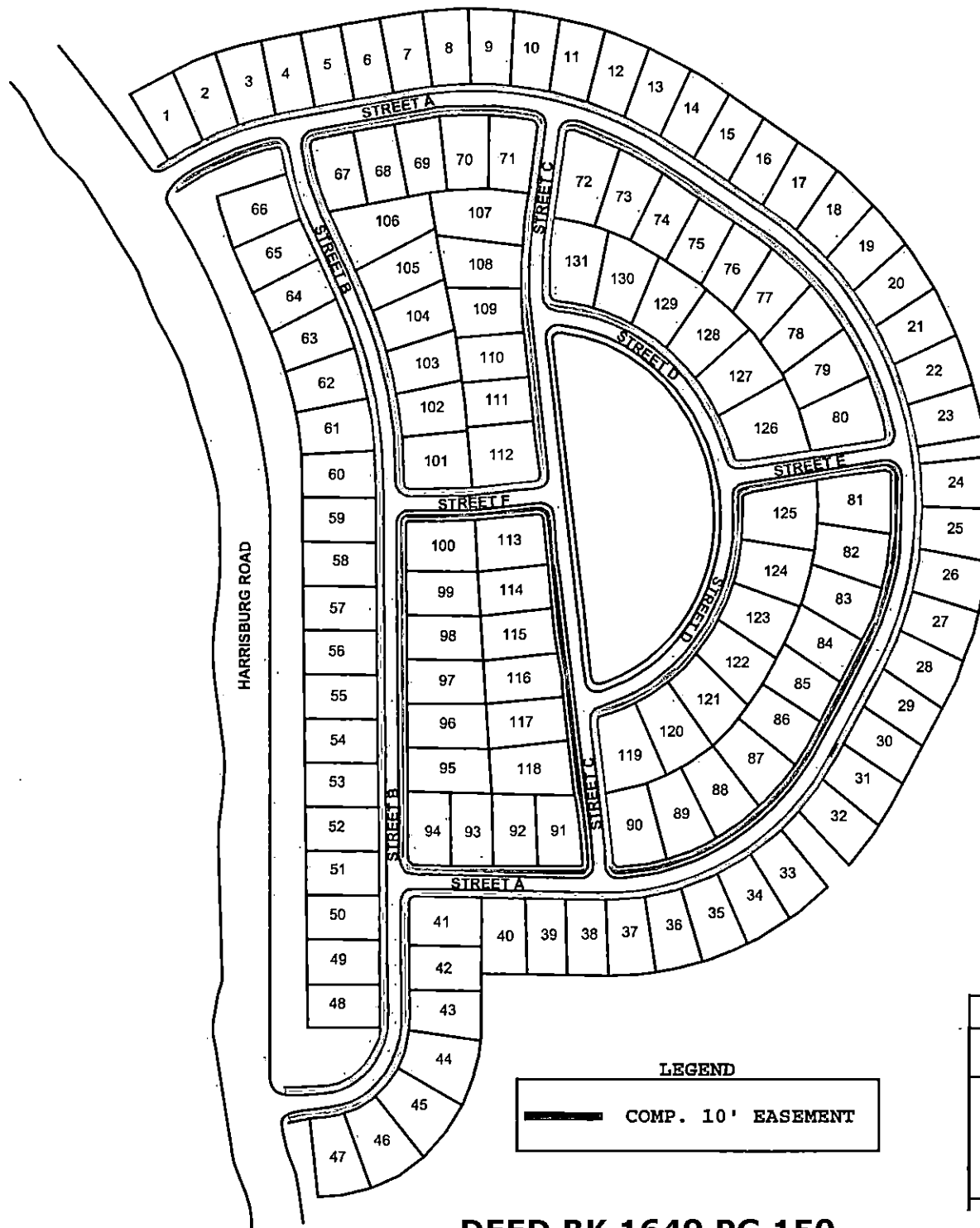
TELEPHONE COMPANY REFERENCE DATA

Serial No. _____ File No. _____

Name and Address of Grantor(s) _____

Location _____

Line _____ from _____ to _____



DEED BK 1649 PG 150

Tax District: LCY		
Comporium: Fort Mill		DFTM: ZSA
EXHIBIT A FOR ESTATES AT SUGAR CREEK		ENG: ZSA
		AP'D
NTS:	R/W# 1771	1 of 1