

Prepared by:

Kristy Branch Banks, PA
Post Office Box 176
Apalachicola, Florida 32329

When recorded return to:

Kristy Branch Banks, PA
Post Office Box 176
Apalachicola, Florida 32329

(Space above this line reserved for recording office use only)

EASEMENT

1. IDENTIFICATION OF PARCEL A OWNER

Parcel A Owner's name and address is: Las Brisas Homeowners' Association of
Franklin County, Inc.
3110 Capital Circle NE, Tallahassee, FL 32308

The wording "Las Brisas" as hereafter used means the Parcel A Owner.

2. IDENTIFICATION OF PARCEL B OWNER

Parcel B Owner's name and address is: Carla Gibbs
347 E. Bay Drive, Eastpoint, FL 32328

The word "Gibbs" as hereafter used means the Parcel B Owner.

3. IDENTIFICATION OF PARCEL C OWNER

Parcel C Owner's name and address is: FTM21, LLC, a Florida Limited Liability
Company
765 West Gorrie Drive, St. George Island, FL
32328

The word "FTM21" as hereafter used means the Parcel C Owner.

4. MEANINGS OF TERMS

The terms "Las Brisas," "Gibbs," or "FTM21" shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

5. DESCRIPTION OF PARCEL A

Real Property owned by Las Brisas Homeowners' Association of Franklin County, Inc., is described as: Lot 33, LAS BRISAS, according to the map or plat thereof as recorded in Plat

Book 6, Page 15, Public Records of Franklin County, Florida.

This Real Property is herein referred to as "Parcel A".

6. DESCRIPTION OF PARCEL B

Real Property owned by Gibbs is described on attached exhibit "A" a/k/a 8.14 Acres on attached Exhibit "B" Survey

This Real Property is herein referred to as "Parcel B".

7. DESCRIPTION OF PARCEL C

Real Property owned by FTM21 is described as: Lot 32 LAS BRISAS, according to the map or plat thereof as recorded in Plat Book 6, Page 15, Public Records of Franklin County, Florida

This Real Property is herein referred to as "Parcel C".

8. DESCRIPTIONS OF EASEMENT PROPERTIES

A. The portions of the Real Property owned by all three parcel owners which is being subjected to easement are as described on attached Exhibit B, survey prepared by James T. Roddenberry, dated 05/20/2022, Job No. 96-095, and the area covered within the easement applies only to the area described as "Proposed 8' Drainage Easement" (located on portions of all three parcels) and "Proposed Access Easement" (located on the SE corner of Parcel A).

B. Maintenance and upkeep of the "Proposed 8' Drainage Easement" shall be as follows: each parcel owner shall maintain the portion of the drainage easement that is located on their subject parcel. Las Brisas shall be responsible for maintaining the opening of the drainage easement and Parcel B owner shall be responsible for maintaining the exit of the drainage easement. In the event Franklin County takes action to mitigate the need for storm drainage, eliminating the necessity of this easement, then this easement shall be terminated.

C. Installation and maintenance and upkeep of the "Proposed Access Easement" shall be at the expense of owner of Parcel B.

9. CONSIDERATION

Good and valuable consideration paid by each of us to the other, the receipt and sufficiency of which is acknowledged, plus the mutual promises and agreements set forth herein.

As other consideration herein, for any subsequent division of Parcel B resulting in assignment of a new County Tax ID Parcel Number for a portion of Parcel B, the new parcel within Parcel B shall become obligated to remit dues to the Las Brisas Homeowners' Association at the annually assessed amount; however, no portion of Parcel B shall be subject to the Restrictive Covenants of Las Brisas Homeowners' Association of Franklin County, Florida.

10. CONVEYANCE OF EASEMENT

For the consideration described in Paragraph 9:

A. Parcel A Owner hereby conveys to Parcel B Owner, for the use and benefit of Parcel B, an exclusive perpetual easement (right to use of land) on the SE corner of Parcel A Easement Property as delineated on Exhibit "B" as "Proposed Access Easement." Said easement is granted only within the area defined on the survey and does not apply to any section of Parcel A outside of the area defined on the survey as "Proposed Access Easement"; and

B. Parcel B Owner and Parcel C Owner hereto hereby convey to the Parcel A Owner for the use and benefit of Parcel A, an exclusive perpetual easement (right to use of land) on the Parcel B and Parcel C Easement Property as delineated on Exhibit "B" as "Proposed 8' Drainage Easement." Said easement is granted only within the area defined on the survey and does not apply to any section of Parcels B and C outside of the area defined on the survey as "Proposed 8' Drainage Easement"; and

C. The right granted may be used by the customers, tenants, servants, visitors, and licensees of the respective owners of each benefited parcel, as well as lawful authorities, and postal and delivery services.

11. TYPE OF EASEMENT

Each easement conveyed herein shall be for ingress and egress; driveway purposes; and Stormwater drainage, together with the right of ingress and egress on, over and across the Parcel A Easement Property and the Parcel B Easement Property and the Parcel C Easement Property in order to maintain the same and, together with any and all conditions set forth herein, shall be construed as covenants running with the land.

12. PROHIBITIONS AND CONDITIONS

Notwithstanding the foregoing, in no event may Parcel A Easement Property or Parcel B or Parcel C Easement Property be used for parking or standing of vehicles.

13. ATTORNEY'S FEES AND COSTS

In connection with any litigation arising out of this Agreement, the prevailing party shall be entitled to recover all costs incurred, including reasonable attorney's fees.

14. EXECUTION

The Parties have executed this instrument June 24, 2022.

PARCEL "A" OWNER

Las Brisas Homeowners' Association of Franklin County, Inc.

Cathy Bowden

By: Cathy Bowden, Vice President
Pursuant to authorization of Membership at
Special meeting held on June 8, 2022
3110 Capital Circle NE
Tallahassee, FL 32308

Brant S. Banks

First Witness Signature
Printed Name: Brant S. Banks

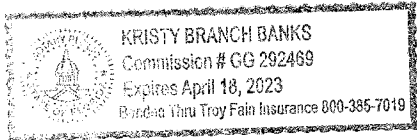
Kristy Branch Banks

Second Witness Signature
Printed Name: Kristy Branch Banks

STATE OF FLORIDA
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 24 day of June, 2022, by Cathy Bowden, Vice Chairman of Las Brisas Homeowners' Association of Franklin County, Inc., a Florida corporation, on behalf of the corporation. CATHY BOWDEN is personally known to me or has produced _____ as identification.

Kristy Branch Banks
Notary Public - State of Florida



PARCEL "B" OWNER

Carla Gibbs

Carla Gibbs
347 E. Bay Drive
Eastpoint, FL 32328

[Signature]

First Witness Signature

Printed Name: *Kristy Branch Banks*

Brant S. Banks

Second Witness Signature

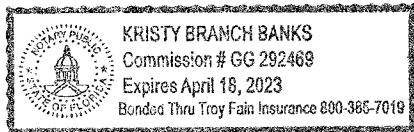
Printed Name: *Brant S. Banks*

STATE OF FLORIDA
COUNTY OF FRANKLIN

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of June, 2022, by Carla Gibbs, who is personally known to me or has produced _____ as identification.

[Signature]

Notary Public - State of Florida



PARCEL "C" OWNER

FYM21, LLC

Donna J. Stevenson
Donna J. Stevenson, Manager
765 West George Drive
St. George Island, FL 32328

Brittany Lindsey
First Witness Signature
Printed Name: Brittany Lindsey

Cory Postell
Second Witness Signature
Printed Name:

STATE OF GEORGIA
COUNTY OF FAWCEH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of June, 2022, by Donna J. Stevenson, who is personally known to me or has produced driver's license as identification.

Notary Public - State of Georgia

Caitlin Henderson
Caitlin Henderson

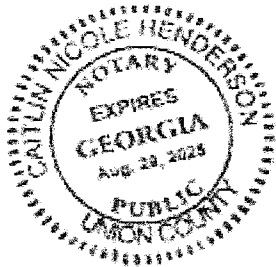


EXHIBIT A
PARCEL "A" LEGAL DESCRIPTION

Commence at the Northeast corner of the Southeast quarter of Fractional Section 36, Township 8 South, Range 7 West, Franklin County, Florida; thence run North 89 degrees 32 minutes 07 seconds West along the North boundary of said Section 36 (as monumented) a distance of 1,100.00 feet; thence run South 00 degrees 02 minutes 46 seconds East 559.13 feet to an iron rod marking the POINT OF BEGINNING. From said POINT OF BEGINNING run South 00 degrees 02 minutes 17 seconds East 550.27 feet to a concrete monument; thence run South 89 degrees 59 minutes 02 seconds West 659.29 feet to an iron rod lying on the Westerly boundary of Las Brisas, a subdivision as per map or plat thereof recorded in Plat Book 6, Page 15 of the Public Records of Franklin County, Florida; thence run North 00 degrees 07 minutes 42 seconds East along said boundary 181.80 feet to an iron rod and cap (marked #7160) said point lying on a curve concave to the Southeasterly; thence leaving said boundary line run Northeasterly along said curve having a radius of 209.66 feet, through a central angle of 09 degrees 52 minutes 24 seconds, for an arc distance of 36.13 feet, chord being North 45 degrees 44 minutes 00 seconds East 36.08 feet to an iron rod and cap (marked #7160); thence run North 50 degrees 40 minutes 12 seconds East 100.00 feet to an iron rod and cap (marked #7160); thence run North 57 degrees 40 minutes 17 seconds West 121.71 feet to an iron rod and cap (marked #7160) lying on the Westerly boundary of said Las Brisas; thence run North 00 degrees 07 minutes 42 seconds East along said boundary line 214.14 feet to an iron rod; thence leaving said boundary line run North 89 degrees 55 minutes 34 seconds East 657.69 feet to the POINT OF BEGINNING.

EXHIBIT B
SURVEY DESCRIPTION / LOCATION OF EASEMENTS

