

BOOK 0728 PAGE 180

31687

Name of Line. TWIN LAKE HEIGHTS

Account No. 0-70011-300-0-00070

EASEMENT

STATE OF GEORGIA, LOWMEDES COUNTY.

Received of GEORGIA POWER COMPANY, hereinafter called the Company, the sum of

ONE AND NO/10 Dollars (\$ 1.00), in consideration of which

the undersigned, J. C. COWART, whose Post Office Address is

LAKE PARK, Georgia, do hereby grant and convey to said Company, its successors

and assigns, the right, privilege and easement to go in, upon, along and across that tract of land owned by the undersigned in Land Lot Number 62 of the 16 District, Section

of LOWMEDES County, State of Georgia, said lands being bounded as follows:

on the North by lands of WELCH / PROPERTY OF DEVELOPMENT PROJECTS INC.

on the South by lands of TWIN LAKES ROAD

on the East by lands of GEORGIA SOUTHERN & FLORIDA RAILROAD

and on the West by lands of PHELPS

together with the right to construct, operate and maintain continuously upon and under said land, its lines for transmitting electric current, with poles, wires, transformers, service pedestals, and other necessary apparatus, fixtures and appliances, including the right to stretch communication wires on said poles, or under said lands with necessary appliances; with the right to permit the attachment of the wires and appliances of any other company, or person, to said poles; together with the right at all times to enter upon said premises for the purpose of inspecting said lines, making repairs, renewals, alterations and extensions thereon, thereunder, thereto or therefrom; together with the right to cut away and keep clear of said overhead or underground lines, transformers, fixtures and appliances, all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said overhead or underground lines, transformers, fixtures and appliances; also the right of ingress and egress over said land to and from said lines. Any timber cut on said land by or for said Company shall remain the property of the owner of said timber.

The undersigned does not convey any land, but merely grants the rights, privileges and easements hereinbefore set out.

GENERAL POLE LINE EASEMENT ALONG FERROW DRIVE IN TWIN LAKES HEIGHTS SUBDIVISION SECTIONS III AND AUCRCE EASEMENTS ALONG PROPERTY LINES AS NECESSARY TO SERVE LOTS 1-12.

Said Company shall not be liable for, or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the said J. C. COWART has

hereunto set his hand and seal, this day of JANUARY, 1990.

J. C. Cowart (SEAL)

Signed, sealed and delivered in the presence of:

Clint H. Foster

Alie A. Swell

Notary Public, Ware County, Georgia My Commission Expires Mar. 6, 1992

Georgia, Lowmedes County (SEAL)

Witness filed Jan. 17, 1990 4:40 M, Recorded Jan. 18, 1990

Notary Public Book 738 Page 180

Sarah L. Crow Clerk