

Prepared by and after recording return to:  
Elliott Blackburn, PC  
3016 N. Patterson Street  
Valdosta, Georgia 31602

Cross-reference:  
Deed Book 1848, Page 211,  
Lowndes County, Georgia  
deed records

### **EASEMENT AGREEMENT**

**THIS EASEMENT AGREEMENT** (this "Agreement") is made effective as of \_\_\_\_\_, 2026, by and between **COBROD 1, LLC**, a Florida limited liability limited company, as party of the first part ("Grantor"), and **LOWNDES COUNTY, GEORGIA**, a political subdivision of the State of Georgia, as party of the second part ("Grantee"). Grantor and Grantees are sometimes hereinafter referred to, collectively, as the "parties" and each individually as a "party".

### **RECITALS**

- A. Grantor is the owner of that certain tract of land located in Land Lot 71 of the 11<sup>th</sup> Land District of Lowndes County, Georgia, which contains ±12.130 acres and which is more particularly described in that certain Limited Warranty Deed recorded at Deed Book 6904, Pages 517-519, in the real property records of the Lowndes County, Georgia Clerk of Superior Court (the "Subject Property"). The Subject Property is presently designated at tax parcel 0134 051 by the Lowndes County Tax Assessor.
- B. Grantee holds an existing sewer and water easement encumbering a portion of the Subject Property pursuant to that certain Lowndes County Utilities Easement dated April 11, 2000, which instrument is recorded at Deed Book 1848, Pages 211-212, of Lowndes County, Georgia real estate records (the "2002 Easement Agreement"). The easement area described in the 2002 Easement Agreement is referred to herein as the "Existing Easement Area."
- C. Grantor has requested that Grantee agree to a reconfiguration of the utility easement such that a portion of the Existing Easement Area will be relinquished and some additional easement area will be granted in its place.
- D. The portion to be released is not currently being used by Grantee, and Grantor is requesting that it be released so that it can be improved by Grantor as part of the Subject Property's development. In exchange for the requested release, Grantor has offered to