

prepared by:

Wayne Bullard (H.U.B.)

200 N. Roane St.

Harriman, TN 37748



Utility Easement

BK/PG: 1760/317-319

20007386



3 PGS:AL-EASEMENT		
KRISTI BATCH: 161572	10/01/2020 - 10:50 AM	
VALUE		0.00
MORTGAGE TAX		0.00
TRANSFER TAX		0.00
RECORDING FEE		15.00
ARCHIVE FEE		0.00
DP FEE		2.00
REGISTER'S FEE		0.00
TOTAL AMOUNT		17.00

STATE OF TENNESSEE, ROANE COUNTY

SHARON BRACKETT

REGISTER OF DEEDS

For and in consideration of the sum of \$ -0- and/or other consideration paid, receipt of which is hereby acknowledged, I/we, Kathryn Trammell AND Gary Trammell, herein after referred to as the Grantor, grant unto the Harriman Utility Board (HUB), operating agency for the City of Harriman, Tennessee, a perpetual easement described as follows:

A strip 30 feet (30') in width, lying 15 feet (15') on either side of the location as depicted in the attached drawing No. 1 herein after known and agreed to by the parties hereto; for the purposes of Installing an Overhead Primary Line as well as rights of ingress and egress to and from said line for these purposes over the following described property:

Situated in the 2nd Civil District of Roane County, Tennessee, being that the property owned by the Grantor and referenced by deed, or deeds, of record in the Office of the Registrar for Roane County, Tennessee, as described in Deed Book 1533, Page 838, and shown on the Roane County Tax Map Number 014, Parcel No. 019.02.

This conveyance is made subject to the following restrictions and guidelines:

- A. No Building or other structure, other than fences, will be constructed or located within the described easement area, nor will trees be planed without the express written permission of the Harriman Utility Board (HUB).
- B. Initial right of way clearing (if required) shall be performed by the Grantor, or the party the utility is being built to serve if different from the Grantor, according to the Harriman Utility Board (HUB) specifications as follows:

*H.U.B. will be performing the initial clearing of the ROW to the specifications agreed upon by H.U.B. ROW Dept. and the land owner. After which, H.U.B. will be maintaining the ROW in accordance to our ROW policy on record.

- C. If underground facilities are to be installed, the right of way shall be cleared as described above. In addition, all stumps, rocks, or other obstructions shall be removed, and the entire NA feet (NA') easement area graded to within NA inches (NA") of final grade.
- D. The Harriman Utility Board (HUB) shall have the right to trim, cut, or remove any tree(s), shrub(s), or other obstruction(s) placed on said easement area which, in its opinion, interferes with the safe and efficient operation of its facilities.

E. The Grantor reserved the right to use said easement area for any other purposes which do not interfere with the construction, installation, operation, maintenance, alteration, repairs, removal, etc. of the utilities installed by the Harriman Utility Board (HUB), or its contractor.

The Grantor certifies that they are the owner of the afore-described property, and have a perfect right to enter in this agreement, and will defend the title to said property against any persons claiming otherwise.

This easement signed this 30th day of September, 2020.

Signature of owner or owners:

Kathryn Trammell
Dan Trammell

State of Tennessee, County of ROANE

On Sept 30, 2020, Kathy Trammell & Gary Trammell personally appeared before me,

_____ who is personally known to me

☒ whose identity I proved on the basis of TN DL

_____ whose identity I proved on the oath/affirmation of _____, a credible witness

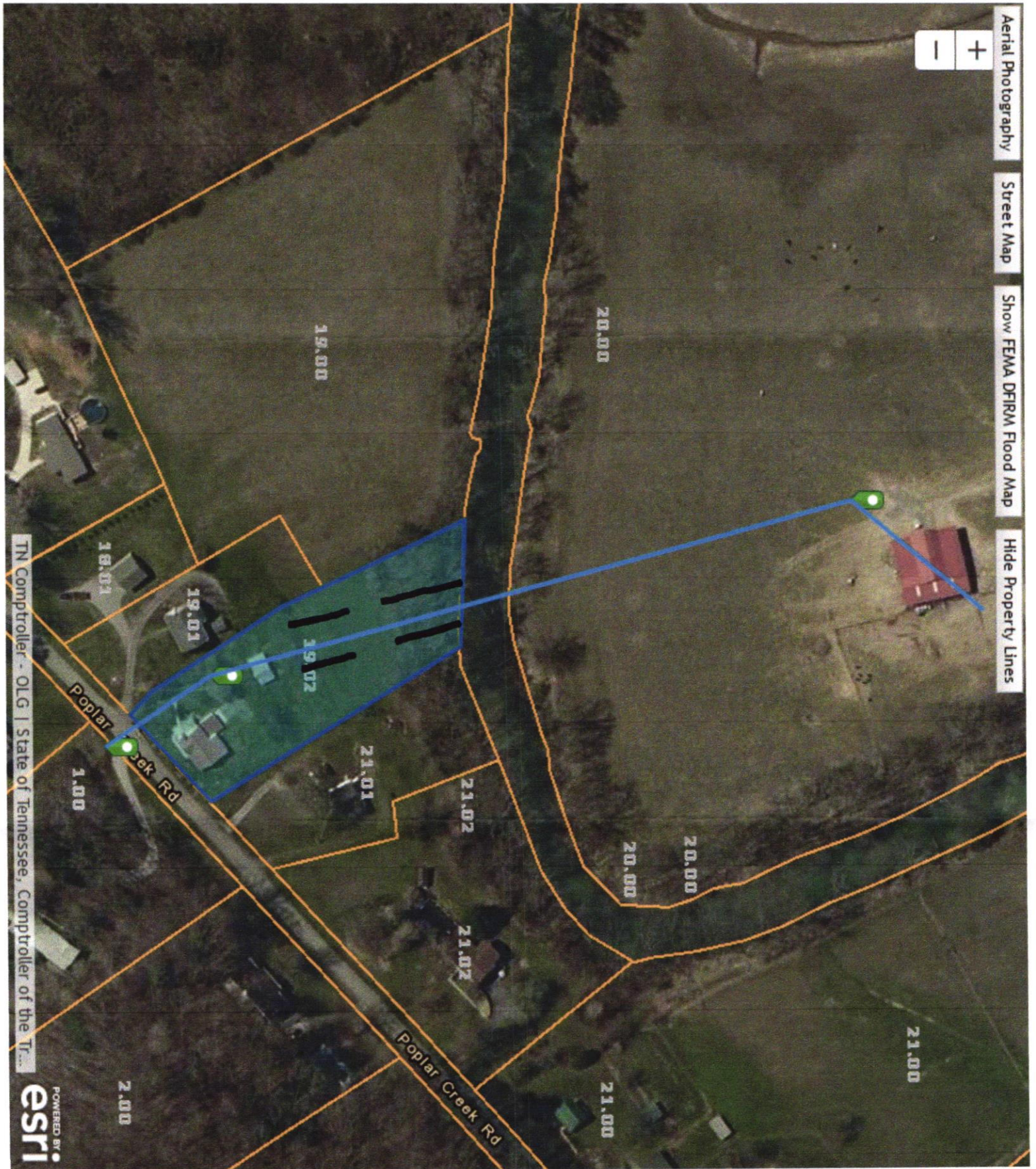
to be the signer of the above instrument, and he/she/they acknowledged that he/she/they signed it.

[Signature]
Notary Public

My commission expires _____

My Commission Expires March 16, 2024

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== 30' Ft wide easement

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30, ft wide easement

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