

**SECTION 04000  
STANDARD DRAWINGS**

**PART 1 - GENERAL**

**1.01 GENERAL**

- A. This section provides all the Standard Documents associated with these specifications.

**1.02 RELATED WORK**

- A. Section 01100 – Requirements For Developer Funded Projects

**PART 2 – Documents**

	<b>Page</b>
<b>SEWER MAINTENANCE BOND</b>	<b>2</b>
<b>BILL OF SALE</b>	<b>3-4</b>
<b>AFFIDAVIT OF COMPLETION</b>	<b>5</b>
<b>ENGINEER’S AFFIDAVIT OF ACCURACY</b>	<b>2</b>
<b>RIGHT OF WAY EASEMENT (CORPORATION)</b>	<b>6-8</b>
<b>RIGHT OF WAY EASEMENT (JOINT TENANT)</b>	<b>9-11</b>
<b>RIGHT OF WAY EASEMENT (MARRIED COUPLE)</b>	<b>12-14</b>
<b>RIGHT OF WAY EASEMENT (SINGLE PERSON)</b>	<b>15-17</b>

**SEWER MAINTENANCE BOND**

**KNOW ALL MEN BY THESE PRESENTS:**

**THAT, \_\_\_\_\_, as Principal; and, \_\_\_\_\_, as surety are held and firmly bound unto the Little Rock Wastewater, as Obligee, in the amount of \_\_\_\_\_ Dollars (\$\_\_\_\_\_) for the payment whereof Principal and Surety bind themselves, their heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.**

**NOW, THEREFORE, the condition of this obligation is such that if the Principal, upon receiving notice within a period of one year from the date of acceptance of these sanitary sewer lines and appurtenances by the Little Rock Wastewater, of defects or necessary maintenance in the following improvements: **SANITARY SEWER LINES AND APPURTENANCES THERETO THAT SERVE \_\_\_\_\_**, shall promptly correct said defects and perform the necessary maintenance in keeping with the requirements of the Wastewater Utility in accordance with the requirements of **SPECIFICATION REQUIREMENTS FOR SANITARY SEWERS**, then such obligation shall be null and void; otherwise, it shall remain in full force and effect. Any suit under this bond must be instituted before the expiration of three (3) months from the end of the period of notification referred to in the preceding paragraph thereof.**

**No right of action shall accrue on this bond to or for the use of any person or corporation other than the Owner named herein or the heirs, executors, administrators, or successors of Owner.**

**Signed and sealed this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.**

\_\_\_\_\_  
**Principal**

**By: \_\_\_\_\_**

\_\_\_\_\_  
**Surety**

**By: \_\_\_\_\_**

**BILL OF SALE**

STATE OF ARKANSAS        ) ss  
  )  
COUNTY OF                    )

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned \_\_\_\_\_ for  
and in consideration of the permission and consent of the Little Rock  
Wastewater, to connect the sewer facilities hereinafter described to the  
Little Rock Wastewater sanitary sewer system and the sum of One  
Dollar to the undersigned cash in hand paid by the Little Rock Wastewater  
, the receipt of which is hereby acknowledged, does hereby bargain, sell,  
convey, assign, transfer and deliver to the Little Rock Wastewater the  
following described property:

The completed sewer project known as \_\_\_\_\_  
\_\_\_\_\_, including all pipe, machinery,  
equipment, pumps, fixtures and any and all other appurtenances thereto  
installed in the completed sewer project mentioned above.

TO HAVE AND TO HOLD the same unto the Little Rock  
Wastewater, its successors and assigns forever.

The undersigned does hereby warrant that all of the costs of the installation of the  
sanitary sewer project mentioned above have been paid in full and that the same is free from any  
and all encumbrances.

WITNESS OUR HANDS AND SEALS THIS \_\_\_\_\_  
Day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)  
\_\_\_\_\_(SEAL)

**ACKNOWLEDGEMENT**



**AFFIDAVIT OF COMPLETION**

The undersigned, sponsor of the sewer project designated \_\_\_\_\_, in accordance with the policy adopted by the Little Rock Wastewater Sewer Committee, does hereby certify that the construction of the sewer facilities in said sewer project were completed in accordance with the approved plans and specifications of the engineer for said project; that the cost of the said project was the total sum of \$ \_\_\_\_\_; and that all bills and accounts for materials, labor and services have been paid in full.

Executed this day of \_\_\_\_\_, 20\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

I, \_\_\_\_\_, state on oath that I am the \_\_\_\_\_ of the sponsor of the above mentioned sewer project which is being connected to the Little Rock Wastewater sanitary sewer system. I further state on oath that the information represented in this certificate is true and correct to the best of my knowledge and belief.

\_\_\_\_\_

**ENGINEER'S AFFIDAVIT OF ACCURACY**  
**FOR**  
**SANITARY SEWER EASEMENTS AND FACILITIES**

The undersigned, \_\_\_\_\_, under oath for his/her affidavit, as engineer on this project,

\_\_\_\_\_, states that sanitary sewer easements  
(INSERT NAME OF PROJECT)  
required by Little Rock Wastewater (LRW) for this project have been obtained, are approved in writing by LRW prior to filing, and duly filed of record in the appropriate county court house, and that all sanitary sewer facilities/lines are properly located in the easements, as shown in the "as built" plans and drawings submitted to Little Rock Wastewater, and otherwise have been constructed in accordance with Little Rock Wastewater specifications.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_.

\_\_\_\_\_

\_\_\_\_\_  
(Name and Title)

\_\_\_\_\_  
(Address)

\_\_\_\_\_  
City/State/Zip Code

\_\_\_\_\_  
Telephone Number

\_\_\_\_\_  
E-mail



**RIGHT OF WAY EASEMENT**  
**(CORPORATION)**

**KNOW ALL MEN BY THESE PRESENT:**

**THAT** \_\_\_\_\_, **GRANTOR**, a corporation organized under and by virtue of the laws of the State of \_\_\_\_\_, by \_\_\_\_\_ its President and \_\_\_\_\_, its Secretary, duly authorized by proper resolution of its Board of Directors, for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_), and other valuable consideration paid by the Little Rock Sanitary Sewer Committee, the receipt of which is hereby acknowledged, do hereby, subject to prior recorded mortgages and easements, if any, grant, bargain, sell and convey unto the City of Little Rock, Arkansas, for the use and benefit of the Little Rock Sanitary Sewer Committee, **GRANTEE**, and unto its successors and assigns forever, the following described easements:

1. **A PERMANENT RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to clear and keep clear the surface of the right-of-way to (a) lay, construct, operate, maintain, repair, replace, reconstruct, test, inspect and add sewer mains and sewer lines whether one or more, and without the payment of additional compensation thereof; (b) keeping the easement clear of all buildings and other improvements of any kind ; and (c) having the right to free ingress and egress across adjacent lands of the **Grantor** to the lands hereinafter described. Subject to prior easement of record and except as hereinafter stated, the Little Rock Sanitary Sewer Committee shall have the exclusive use of this right-of-way and easement; and the **Grantor** may hereinafter use the surface of the easement for any purpose not inconsistent with the rights hereby conveyed, but may not place a building, footing, wall, structure, or other improvement upon the right-of-way except that, after the initial sewer construction is completed, the **Grantor** may pave the easement surface and may use it for driveways, walks or parking areas. The **Grantor** may permit other utility service to cross this easement at approximately right angles, but only if such utilities first comply with whatever specifications the Little Rock Sanitary Sewer Committee and Little Rock Wastewater may designate at the time for the protection of its own facilities. This permanent easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

(Description)

2. **A TEMPORARY RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to remove

necessary trees and obstructions therefrom and to make excavations, store excavated materials, tools, supplies and equipment and provide working space. This temporary easement shall begin when the Little Rock Sanitary Sewer Committee and Little Rock Wastewater commence the initial work on the permanent easement and shall terminate one year after that date or when that work is completed, whichever is earlier. This temporary easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

(Description)

Upon completion of the initial or any subsequent work by the Little Rock Sanitary Sewer Committee, the Little Rock Sanitary Sewer Committee shall backfill and thoroughly compact all excavations to minimize settling and shall level the surface over its excavations and pipelines, remove all excess excavated materials and debris and leave the premises in a clean sanitary condition. If the initial or any subsequent work by the Little Rock Sanitary Sewer Committee damages any improvements or landscaping upon the rights-of-way, Little Rock Sanitary Sewer Committee, at its expense, shall repair or replace the damaged portion with materials of like quality and as nearly as possible to its prior condition.

The execution of this easement does not give the **Grantor** the right to connect to or receive service from any sewer or wastewater facility; the right to make connections and receive service shall be subject to the rules, regulations, policies or ordinances in effect at the time of application.

To have and to hold said easements, rights and privileges unto the **Grantee**, and unto its successors and assigns forever, for the purposes aforesaid,

And **Grantor** covenants with **Grantee**, its successors and assigns, that subject to prior recorded mortgages and easements, if any, it will forever warrant and defend title to said easements and rights against the claims of all persons whomsoever and that **Grantee**, its successors and assigns, shall have at all times the quiet use and enjoyment of said easements and rights.

**IN WITNESS WHEREOF**, the name of the **Grantor** is hereunto affixed by \_\_\_\_\_ its President and its seal affixed by \_\_\_\_\_ its Secretary, this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

**(CORPORATION NAME)**

By: \_\_\_\_\_  
President

**ATTEST:**

\_\_\_\_\_  
Secretary (Affix Seal)

ACKNOWLEDGEMENT

STATE OF )  
 )  
COUNTY OF )

On this day personally appeared before the undersigned, a Notary Public, within and for the County and State aforesaid, commissioned and acting, \_\_\_\_\_, to me well known, who stated that he is the President of \_\_\_\_\_, and is duly authorized in his/her capacity to execute the foregoing easement for and in the name and behalf of \_\_\_\_\_, and further stated and acknowledged that he/she has so signed, executed and delivered said easement for the consideration, uses and purposes therein mentioned and set forth.

Witness my hand and official seal on this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(SEAL)

**RIGHT OF WAY EASEMENT**

**KNOW ALL MEN BY THESE PRESENT:**

That we, \_\_\_\_\_ and \_\_\_\_\_, joint tenants with rights of survivorship, **GRANTORS**, for and in consideration of the sum of \_\_\_\_\_ (\$ \_\_\_\_\_), and other valuable consideration paid by the Little Rock Sanitary Sewer Committee, the receipt of which is hereby acknowledged, do hereby, subject to prior recorded mortgages and easements, if any, grant, bargain, sell and convey unto the City of Little Rock, Arkansas, for the use and benefit of the Little Rock Sanitary Sewer Committee, **GRANTEE**, and unto its successors and assigns forever, the following described easements:

1. **A PERMANENT RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to clear and keep clear the surface of the right-of-way to (a) lay, construct, operate, maintain, repair, replace, reconstruct, test, inspect and add sewer mains and sewer lines whether one or more, and without the payment of additional compensation thereof; (b) keeping the easement clear of all buildings and other improvements of any kind; and (c) having the right to free ingress and egress across adjacent lands of the **Grantors** to the lands hereinafter described. Subject to prior easement of record and except as hereinafter stated, the Little Rock Sanitary Sewer Committee shall have the exclusive use of this right-of-way and easement; and the **Grantors** may hereinafter use the surface of the easement for any purpose not inconsistent with the rights hereby conveyed, but may not place a building, footing, wall, structure, or other improvement upon the right-of-way except that, after the initial sewer construction is completed, the **Grantors** may pave the easement surface and may use it for driveways, walks or parking areas. The **Grantors** may permit other utility service to cross this easement at approximately right angles, but only if such utilities first comply with whatever specifications the Little Rock Sanitary Sewer Committee and Little Rock Wastewater may designate at the time for the protection of its own facilities. This permanent easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

(Description)

2. **A TEMPORARY RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to remove necessary trees and obstructions therefrom and to make excavations, store excavated materials, tools, supplies and equipment and provide working space. This temporary easement shall begin when the Little Rock Sanitary Sewer Committee and Little Rock Wastewater commence the initial work on the permanent easement and shall terminate one year after that date or when that work is completed, whichever is earlier. This temporary easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

(Description)

Upon completion of the initial or subsequent work by the Little Rock Sanitary Sewer Committee, the Little Rock Sanitary Sewer Committee shall backfill and thoroughly compact all excavations to minimize settling and shall level the surface over its excavations and pipelines, remove all excess excavated materials and debris and leave the premises in a clean sanitary condition. If the initial or subsequent work by the Little Rock Sanitary Sewer Committee damages any improvements or landscaping upon the right-of-way, Little Rock Sanitary Sewer Committee, at its expense, shall repair or replace the damaged portion with materials of like quality and as nearly as possible to its prior condition.

The execution of this easement does not give the **Grantors** the right to connect to or receive service from any sewer or wastewater facility; the right to make connections and receive service shall be subject to the rules, regulations, policies or ordinances in effect at the time of application.

To have and to hold said easements, rights and privileges unto the **Grantee**, and unto its successors and assigns forever, for the purposes aforesaid.

And **Grantors** covenant with **Grantee**, its successors and assigns, that subject to prior recorded mortgages and easements, if any, they will forever warrant and defend title to said easements and rights against the claims of all persons whomsoever and that **Grantee**, its successors and assigns, shall have at all times the quiet use and enjoyment of said easements and rights.

And we, \_\_\_\_\_ and \_\_\_\_\_, joint tenants with rights of survivorship, for and in consideration of said sum of money, do hereby release and relinquish unto said **Grantee**, and unto its successors and assigns forever, all our right and possibility of curtesy, dower, and homestead in and to the said lands.

**Witness** our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
\_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF )  
 )  
COUNTY OF )

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared \_\_\_\_\_, to me well known to be the person whose name appears as the GRANTOR in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(SEAL)

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ACKNOWLEDGEMENT

STATE OF )  
 )  
COUNTY OF )

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared \_\_\_\_\_, to me well known to be the person whose name appears as the GRANTOR in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(SEAL)

**RIGHT OF WAY EASEMENT**

**KNOW ALL MEN BY THESE PRESENT:**

That we, \_\_\_\_\_ and \_\_\_\_\_, wife and husband, **GRANTORS**, for and in consideration of the sum of \_\_\_\_\_ Dollars (\$ \_\_\_\_\_), and other valuable consideration paid by the Little Rock Sanitary Sewer Committee, the receipt of which is hereby acknowledged, do hereby, subject to prior recorded mortgages and easements, if any, grant, bargain, sell and convey unto the City of Little Rock, Arkansas, for the use and benefit of the Little Rock Sanitary Sewer Committee, **GRANTEE**, and unto its successors and assigns forever, the following described easements:

1. **A PERMANENT RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to clear and keep clear the surface of the right-of-way to (a) lay, construct, operate, maintain, repair, replace, reconstruct, test, inspect and add sewer mains and sewer lines whether one or more, and without the payment of additional compensation thereof; (b) keeping the easement clear of all buildings and other improvements of any kind; and (c) having the right to free ingress and egress across adjacent lands of the **Grantors** to the lands hereinafter described. Subject to prior easement of record and except as hereinafter stated, the Little Rock Sanitary Sewer Committee shall have the exclusive use of this right-of-way and easement; and the **Grantors** may hereinafter use the surface of the easement for any purpose not inconsistent with the rights hereby conveyed, but may not place a building, footing, wall, structure, or other improvement upon the right-of-way except that, after the initial sewer construction is completed, the **Grantors** may pave the easement surface and may use it for driveways, walks or parking areas. The **Grantors** may permit other utility service to cross this easement at approximately right angles, but only if such utilities first comply with whatever specifications the Little Rock Sanitary Sewer Committee and Little Rock Wastewater may designate at the time for the protection of its own facilities. This permanent easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

(Description)

2. **A TEMPORARY RIGHT, PRIVILEGE AND EASEMENT** for the purpose of permitting the Little Rock Sanitary Sewer Committee and Little Rock Wastewater to remove necessary trees and obstructions therefrom and to make excavations, store excavated materials, tools, supplies and equipment and provide working space. This temporary easement shall begin when the Little Rock Sanitary Sewer Committee and Little Rock Wastewater commence the initial work on the permanent easement and shall terminate one year after that date or when that work is completed, whichever is earlier. This temporary easement shall be upon the following described lands situated in Pulaski County, Arkansas, to-wit:

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The execution of this easement does not give the **Grantors** the right to connect to or receive service from any sewer or wastewater facility; the right to make connections and receive service shall be subject to the rules, regulations, policies or ordinances in effect at the time of application.

To have and to hold said easements, rights and privileges unto the **Grantee**, and unto its successors and assigns forever, for the purposes aforesaid,

And **Grantors** covenant with **Grantee**, its successors and assigns, that subject to prior recorded mortgages and easements, if any, they will forever warrant and defend title to said easements and rights against the claims of all persons whomsoever and that **Grantee**, its successors and assigns, shall have at all times the quiet use and enjoyment of said easements and rights.

And we, \_\_\_\_\_ and \_\_\_\_\_, for and in consideration of said sum of money, do hereby release and relinquish unto said **Grantee**, and unto its successors and assigns forever, all our right and possibility of curtesy, dower, and homestead in and to the said lands.

**Witness** our hands this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



**RIGHT OF WAY EASEMENT**

**KNOW ALL MEN BY THESE PRESENT:**

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(Description)

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To have and to hold said easements, rights and privileges unto the **Grantee**, and unto its successors and assigns forever, for the purposes aforesaid,

And **Grantor** covenants with **Grantee**, its successors and assigns, that subject to prior recorded mortgages and easements, if any, he will forever warrant and defend title to said easements and rights against the claims of all persons whomsoever and that **Grantee**, its successors and assigns, shall have at all times the quiet use and enjoyment of said easements and rights.

And I, \_\_\_\_\_, for and in consideration of said sum of money, do hereby release and relinquish unto said **Grantee**, and unto its successors and assigns forever, all my right and possibility of curtesy, dower, and homestead in and to the said lands.

**Witness** my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_

ACKNOWLEDGEMENT

STATE OF )  
 )  
COUNTY OF )

On this day before the undersigned, a Notary Public, duly qualified and acting in and for the county and state aforesaid, personally appeared \_\_\_\_\_, to me well known to be the person whose name appears as the GRANTOR in the foregoing instrument, and stated that he/she has executed the same for the consideration, uses and purposes therein stated.

In witness whereof, I hereunto set my hand and seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2001.

\_\_\_\_\_  
Notary Public

My Commission Expires:

\_\_\_\_\_  
(SEAL)

**END OF SECTION 04000**