

ACCESS EASEMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, is the record owner of the following described tract of last situate in Washington County, Arkansas, and which is hereafter referred to as Tract A, to-wit:

TRACT A LEGAL DESCRIPTION

[LEGAL]

As described in **Warranty Deed [xxx-xxxx]** in the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

AND WHEREAS, XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, also owns the following tract of land situate in Washington County, Arkansas, and hereafter referred to as Tract B

TRACT B LEGAL DESCRIPTION

[LEGAL]

As described in **Warranty Deed [xxx-xxxx]** in the records of the Circuit Clerk and Ex-Officio Recorder, Washington County, Arkansas.

AND, WHEREAS, the present access for Tract B is over and across Tract A. Being knowledgeable that at sometime in the future said Tract A may be conveyed to a third party. XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX, does now intent and desire to convey onto itself an access easement for said Tract B, to run-over and across a portion of Tract A.

NOW, THEREFORE, XXXXXXXXXXXXXXXXXXXXXXXXXXXX, hereinafter called GRANTOR, for in consideration of the sum of \$1.00 and other good and valuable consideration, the receipt of which is herein acknowledged, does hereby grant, bargain and convey unto said XXXXXXXXXXXXXXXXXXXXXXXXXXXX, hereinafter called GRANTEE, and unto its successors and assigns forever, an easement for ingree, egress, and passage over and across the following described lands located in Washington County, Arkansas, to-wit:

ACCESS EASEMENT LEGAL DESCRIPTION

[LEGAL]

This easement is declared to and does inure to the benefit of the GRANTEE and unto its successors and assigns forever.

Said easement shall be unobstructed and non-exclusive, with the GRANTOR herein reserving the right unto itself and unto its successors and assigns to concurrent use of said easement. Further, it is the expressed intent that the document of merger of title shall not apply to this instrument.

WITNESS the execution hereof this the _____ day of _____, 20____.

By: _____

Title: _____

ACKNOWLEDGEMENT

STATE OF ARKANSAS
COUNTY OF WASHINGTON

BE IT REMEMBERED, that on this date, before me, a Notary Public within and for said County and State, _____ duly _____ commissioned _____ and _____ acting _____ personally _____ appeared _____ to me well known as the person(s) who executed the foregoing Right of Way Grant, and that _____ had executed the same for the consideration and purpose therein mentioned and set forth.

WITNESS my hand and seal on this _____ day of _____, 20____.

Notary Public

My commission expires _____