

3. The Grantor herein by these presents warrants that there are no liens, mortgages or other encumbrances to a clear title to these lands and that she is legally qualified and entitled to grant a perpetual easement with respect to the lands described herein.

4. The easement is to and does convey to the Grantee, its successors and assigns, the following: The right and privilege of entering the aforesaid parcel of land, and to construct, maintain and operate within the limits of same, underground pipe lines, manholes, and any other adjuncts deemed by the Grantee to be necessary for the purpose of conveying sanitary sewage and to make such relocations, changes, renewals, substitutions, replacements and additions of or to the same from time to time as said Grantee may deem desirable - all of the foregoing to be underground; the right at all times to cut away and keep clear of said underground pipe lines any and all vegetation that might, in the opinion of the Grantee, endanger or injure the underground pipe lines or their appurtenances, or interfere with their proper operation and maintenance; the right of ingress to and egress from said parcel of land across the land referred to above for the purpose of exercising the rights herein granted; provided that the failure of the Grantee to exercise any of the rights herein granted shall not be construed as a waiver or abandonment of the right thereafter at any time and from time to time to exercise any or all of same. No building shall be erected over said underground sewer pipe line nor so close thereto as to impose any load thereon.

5. It is agreed that no use shall be made of said parcel of land that would injure, endanger or render inaccessible the underground sewer pipe line or its appurtenances.

6. This easement shall be for the benefit of that property owned