

File # 2022016272, OR BK: 4532 PG: 1742, Pages: 1 of 5, Recorded 3/7/2022 at 8:49 AM,  
 Bill Kinsaul, Clerk Bay County, Florida Deputy Clerk KB Trans # 1763862

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(Do Not Type/Write above This Line – For Recording Purposes Only)

### GRANT OF EASEMENT

This Grant of Easement (this "Easement") is made and entered into this 10th day of January, 2022, by Laguna Haven, LLC, a(n) a Florida Limited Liability Company ("Grantor"), with its principal office located at 726 THOMAS DRIVE, PANAMA CITY BEACH, FL 32408, to **Knology of Florida, LLC**, dba WOW! Internet, Cable and Phone, a Delaware limited liability company ("Grantee"), with its principal office located at 7887 E. Belleview Avenue, Suite 1000, Englewood, CO 80111-6007.

### WITNESSETH:

WHEREAS, the Grantee is in the business of providing cable television and telecommunications services; and

WHEREAS, Grantor owns certain real property and improvements located in the state of Florida, county of Bay, located at 201 Wells St., Panama City Beach, FL 32413, and legally described in attached EXHIBIT A, commonly known as **Laguna Haven**, currently consisting primarily of 40 single family units (the planned units, together with all additional units constructed on the property, being referred to as the "Property"); and

WHEREAS, Grantor desires to make Grantee's services available to the residents of the Property (the "Residents"), and Grantee is willing to provide such services to the Residents, on the terms and conditions more particularly set forth in that certain Cable Television and Telecommunications Services Agreement entered into between Grantee and Grantor on or about the date hereof (the "Agreement");

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. During the term of the Agreement, Grantor does hereby grant and convey to Grantee, and its successors and assigns, a non-exclusive easement in, under, on, over, through and across the Property for the purposes of designing, constructing, installing, maintaining, repairing, updating and

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operating the system and network to provide: (i) cable television services to deliver programming to the Residents; and (ii) telecommunications and broadband communications services (including without limitation local, long distance and international telephone service, and Internet and other data services) to the Residents (collective the "Services"), including without limitation underground cable, pedestal locations and power supply locations (collectively, the "System") on the Property, and for the further purpose of marketing and soliciting the Services to the Residents as more particularly described in the Agreement. The easement and other rights and interests granted to Grantee in the Agreement and in this Easement constitute interests in real property and covenants binding upon Grantee and all subsequent owners and others who may claim any interests in or upon the Property, and shall run with the title of the Property.

2. Both during and after the term of the Agreement, the System, including without limitation inside and home run wiring, shall always be and remain the sole property of Grantee. The System shall not become or be considered a fixture of the Property upon which, or in which, it is located.

3. This Easement shall be governed by Florida law. This Easement, together with the Agreement, contains the entire agreement between the parties as to the matters contained herein and supersedes and controls prior agreements with respect thereto. This Easement can only be modified by written agreement signed by all of the parties hereto and their duly authorized agents.

## SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the undersigned "Grantor" has caused this Easement to be executed as of the date and year first set forth above.

## Witness/Attest (below):

By: Lori Caraley  
(signature)

Name: Lori Caraley  
(print name)

By: Sara Buatu  
(signature)

Name: Sara Buatu  
(print name)

## GRANTOR:

**Laguna Haven, LLC**

a(n) \_\_\_\_\_  
By: Quincy Keith Caraley  
(signature)

Name: Quincy Keith Caraley  
(print name)

Title: Director  
(print title)

Date: 1/20/22

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NOTARY PAGE TO FOLLOW

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STATE OF FL )  
 ) ss  
 COUNTY OF Bay )

Before me, a Notary Public in and for said County and State, personally appeared Quincy Keith Carney [Name], Director [Title], being duly authorized to act for and representing Laguna Haven, LLC, a(n) a Florida Limited Liability Company [Grantor], who acknowledged the execution of this Easement.

In Witness hereof, given under my hand and seal this \_\_\_\_\_  
 [Date]

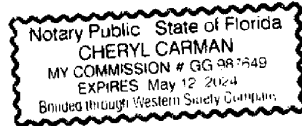
By: [Signature] Notary Public

Printed Name: Cheryl Carman

A resident of Florida County, Bay [State]

Acting in Bay County

My Commission Expires May 12 2024



(Affix Seal and/or Stamp Above)

Prepared by:  
 Kim D. Crooks, Esq.  
 259 E. Michigan Ave., Suite 405  
 Kalamazoo, Michigan 49007

When Recorded, Return to:  
 WOW! Internet, Cable and Phone  
 6050 Knology Way  
 Columbus, Georgia 31909  
 ATTN: Crystal Carter

EXHIBIT A TO FOLLOW

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**EXHIBIT A****Legal Description**

<b>Parcel ID</b>	38319-150-050
<b>Location Address</b>	201 WELLS ST PANAMA CITY BEACH 32413
<b>Brief Tax Description*</b>	LAGUNA HAVEN LOT 5

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