

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY

Agreement made the _____ day of _____, _____,
having an address of _____,

hereinafter referred to as "_____"

And, _____,
having an address of _____,

hereinafter referred to as "_____"

WHEREAS,

is the owner of the land more particularly described in Schedule A, known by the street address of _____

and "
is the owner of land more particularly described in Schedule B known by the street address of _____

WHEREAS the parcels are contiguous, adjoining, and have a common boundary line.

WHEREAS, the parties desire to create a reciprocal driveway easement for automobiles, for their use in common.

"_____ shall have the right to use the (easterly, westerly, northerly, southerly – choose one) _____ feet of premises belonging to _____".

"_____ shall have the right to use the (easterly, westerly, northerly, southerly – choose one) _____ feet of premises belonging to _____".

Said strips of land will constitute a _____ foot reciprocal driveway easement for vehicular ingress and egress.

"_____ and _____ represent and covenant to and with each other as follows:

1. The strip of _____ feet lying and being on one-half of "_____ side of the boundary line, and the strip of _____ feet lying and being on one-half of _____ side of the boundary line shall be continuously and forever a driveway easement.
2. Each party agrees to maintain that portion of the easement lying and being on their side of the boundary line.
3. Each party agrees to keep that portion of the easement lying and being on their side of the boundary line free from any and all obstructions.

This easement agreement shall inure to the benefit of the respective parties, their heirs, successors, grantees and assigns, and shall constitute an agreement running with the land.

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking proof)

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

(signature and office of individual taking proof)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of _____ ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the _____.

(insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

(signature and office of individual taking acknowledgment)

RECIPROCAL DRIVEWAY EASEMENT

TITLE NO.:

TO

DISTRICT:
SECTION:
BLOCK:
LOT:
PREMISES:
COUNTY:

RECORD AND RETURN TO:

201 Old Country Road, Suite 200, Melville, NY 11747
631.424.6100 • 800.285.1551 • Fax: 631.424.6049
245 Park Avenue, New York, NY 10167 • 212.672.1960
www.advantagetitle.com

THE ADVANTAGE GROUP: ADVANTAGE TITLE • ADVANTAGE FORECLOSURE
ADVANTAGE LEGAL • ADVANTAGE SETTLEMENT • MORTGAGE ADVANTAGE

RESERVE THIS SPACE FOR USE OF RECORDING OFFICE