

Title Certification to Metropolitan Sewer Subdistrict

The undersigned has carefully examined the public records of Greenville County, South Carolina and hereby makes the following certifications to Metropolitan Sewer Subdistrict (“Metropolitan”):

The undersigned has served as legal counsel for _____ [insert name of developer] (the “Owner”) in connection with that certain Dedication and Conveyance of Sanitary Sewer Line and Right of Way attached hereto as Exhibit A (the “Dedication Agreement”).

The Owner is the fee simple owner and has good marketable title to the real property, easement areas, right of way areas, equipment, facilities, pipes, valves, wastewater lines, pump stations and all other property comprising the sanitary sewer system being conveyed to Metropolitan under the Dedication Agreement (the “Sewer Facilities”).

The Sewer Facilities are being conveyed to Metropolitan under the Dedication Agreement free and clear of all liens and encumbrances.

The Owner and has the full power and authority to convey the Sewer Facilities to Metropolitan pursuant to the terms and conditions of the Dedication Agreement.

This Title Certificate is made and delivered for the benefit of Metropolitan Sewer Subdistrict and may be relied upon by Metropolitan in accepting the transfer and ownership Sewer Facilities from the Owner pursuant to the terms and conditions of the Dedication Agreement.

IN WITNESS WHEREOF, this Title Certification is executed to be effective as of _____, 20__.

[Insert Name of Law Firm]

By: _____

Its: _____

Print Name: _____

Exhibit A - Dedication Agreement

and all vegetation that might, in the opinion of Grantee, endanger or injure the sewer lines or their appurtenances, or interfere with their proper operation and maintenance.

Without limiting the right of ingress and egress to and from the Right(s) of Way and sanitary sewer system herein dedicated and conveyed for the purpose of exercising the rights, privileges and easements hereby granted, in the event that said Right(s) of Way and sanitary sewer system are within the boundaries of a gated subdivision, community or development, or in any location where access is otherwise controlled or restricted, the Grantee shall at all times be afforded access and shall be given an access code for any coded entrance gate by the Grantor or its heirs, successors and assigns. Said access code shall not be changed, altered, or deleted without the prior consent and approval of the Grantee or its successors and assigns.

The Grantor hereby acknowledges and agrees that in the event a building or other structure should be erected contiguous to the Right(s) of Way, no claim for damages shall be made by the Grantor, his heirs or assigns, on account of any damage that might occur to such structure, building or contents thereof due to the operation or maintenance, or negligent operation or maintenance of the lines and appurtenances within said Right(s) of Way, or any accident or mishap that might occur therein or thereto.

GRANTOR WARRANTS AND REPRESENTS that except as provided below, the property and the rights and easements herein conveyed are not subject to any mortgage, judgment, or lien other than for property taxes which are not yet past due, nor to any encumbrance which would interfere with Grantee's ability to operate, maintain, repair, replace, relocate, or otherwise own and utilize the lines and system described above. In the event of a mortgage on the property herein conveyed, Grantor has obtained the consent and joinder of the Lender/Mortgagee as provided in the attached Joinder and Consent of Lender/Mortgagee attached hereto.

GRANTOR DOES HEREBY bind itself and its heirs or successors to warrant and forever defend all and singular said premises unto the Grantee and the Grantee's heirs or successors and against the Grantor and the Grantor's heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

[SIGNATURE PAGE TO FOLLOW]

