

EASEMENT STYLING EXAMPLES

MARITAL STATUS EASEMENT STYLING SAMPLES

Married, executing together

The Easement Clause should be styled as:

Frank B. Green and Manda R. Green, **husband and wife**

The Signature Block should be styled as:

Frank B. Green

Manda R. Green

The Acknowledgment Section should be styled as:

Frank B. Green and Manda R. Green, **husband and wife**

Widow

The Easement Clause should be styled as:

Martha Brooks, a widow

The Signature Block should be styled as:

Martha Brooks, **a widow**

The Acknowledgment Section should be styled as:

Martha Brooks, **a widow**

Widower

The Easement Clause should be styled as:

Raymond G. Sears, **a single man**

The Signature Block should be styled as:

Raymond G. Sears, **a single man**

The Acknowledgment Section should be styled as:

Raymond G. Sears, **a single man**

Single

#1) The Easement Clause should be styled as:

William T. Randolph, **a single man**

The Signature Block should be styled as:

William T. Randolph, **a single man**

The Acknowledgment Section should be styled as:

William T. Randolph, **a single man**

#2) The Easement Clause should be styled as:

Jane Curtin, **a single woman**

The Signature Block should be styled as:

Jane Curtin, a single woman

The Acknowledgment Section should be styled as:

Jane Curtin, a single woman

CORPORATION EASEMENT STYLING

The Easement Clause should be styled as:

Bear Creek Industries, Inc., a Michigan Corporation

The Signature Block should be styled as:

BEAR CREEK INDUSTRIES, INC.
a Michigan Corporation

BY: Samuel E. Parker, President

The Acknowledgment Section should be styled as:

BEAR CREEK INDUSTRIES, INC. a Michigan Corporation, Samuel E. Parker, President

TRUST EASEMENT STYLING

The Easement Clause should be styled as:

The Webster Living Trust dated July 12, 2000

The Signature Block should be styled as:

THE WEBSTER LIVING TRUST DATED JULY 12, 2000

BY: Martin R. Webster, Trustee

BY: Sandra K. Webster, Trustee

The Acknowledgment Section should be styled as:

Martin R. Webster and Sandra K. Webster, Trustees of THE WEBSTER LIVING TRUST DATED JULY 12, 2000

LIMITED LIABILITY COMPANY EASEMENT STYLING

The Easement Clause should be styled as:

Ash Springs Hunting Club, LLC

The Signature Block should be styled as:

ASH SPRINGS HUNTING CLUB, LLC

BY: Gerald Whiting, Managing Manager

***Always find out who should be the person signing for an easement, should it be the President, Treasurer, VP, or simply a manager???**

The Acknowledgment Section should be styled as:

Ash Springs Hunting Club, LLC, Gerald Whiting, Managing manager

LAND CONTRACT

The Easement Clause should be styled as:

For a land contract easement the people that are buying and selling the property must sign.

POWER OF ATTORNEY EASEMENT STYLING

The Easement Clause should be styled as:

Marion Stone, a widow, by **Randall Stone, her Attorney-In-Fact**

The Signature Block should be styled as:

Marion Stone, by **Randall Stone, her Attorney-In-Fact**

The Acknowledgment Section should be styled as:

Marion Stone, a widow, by **Randall Stone, her Attorney-In-Fact**

*** NOTE: Before taking an easement where one party signs as Attorney-In-Fact for the owner of record, it must be confirmed that 1) the Power of Attorney document is recorded in the County where the easement property is located, and 2) the Power of Attorney document grants the Attorney-In-Fact the right to execute agreements affecting the owner’s real estate. A copy of the recorded Power of Attorney document must be submitted with the easement package. The Attorney-In-Fact must sign his/her own name and not the name of the owner of record. Although this is common sense, a large number of Attorneys-In-Fact seem to want to sign the name of the person they have authority to sign for.

PARTNERSHIP EASEMENT STYLING

The Easement Clause should be styled as:

Grey Fox Farm, a **Partnership**

The Signature Block should be styled as:

GREY FOX FARM, A PARTNERSHIP

Frederick Fox, **Partner**

Roger Fox, **Partner**

The Acknowledgment Section should be styled as:

Grey Fox Farm, a **Partnership**, Frederick Fox, **Partner** and Roger Fox, **Partner**

LIFE ESTATE INTEREST EASEMENT STYLING

The Easement Clause should be styled as:

For a life estate easement the people that own the property and the remainderman with the life estate on the property must sign.

A/K/A REFERENCE *also known as

The Easement Clause should be styled as:

Herbert Goods, a/k/a Herbert F. Goods, a/k/a Herbert F. Goods, Jr., **a married man**

The Signature Block should be styled as:

Herbert Goods, a/k/a Herbert F. Goods, a/k/a Herbert F.
Goods, Jr. **a married man**

*When using an a/k/a, it is only necessary for the individual to sign his/her name one time, typically the way he or she currently signs their name.

The Acknowledgment Section should be styled as:

Herbert Goods, a/k/a Herbert F. Goods, a/k/a Herbert F. Goods, Jr., **a married man**

*** NOTE: An a/k/a (also known as) reference is to be used in those situations where the property being easemented was deeded to the landowner through multiple deeds and the landowner's name is not the same on all deeds. When using an a/k/a, it is only necessary for the individual to sign his/her name one time, typically the way he or she currently signs their name.

F/K/A REFERENCE *formerly known as (you can also use nka -now known as)

The Easement Clause should be styled as:

Kay G. Rice, f/k/a Kay G. Miller, and Mark C. Rice, **wife and husband**

The Signature Block should be styled as:

Kay G. Rice, f/k/a Kay G. Miller

Mark C. Rice

When using an f/k/a, it is only necessary for the individual to sign his/her name one time, typically the way he or she currently signs their name.

The Acknowledgment Section should be styled as:

Kay G. Rice, f/k/a Kay G. Miller, and Mark C. Rice, **wife and husband**

*** NOTE: An f/k/a (formerly known as) reference is to be used in those situations where the landowner's name now is different than what it was when the property was deeded to the landowner. This is typically the case when a woman marries after the date of the deed and takes her husband's last name. When using an a/k/a, it is only necessary for the individual to sign his/her name one time, typically the way he or she currently signs their name.

ESTATE EASEMENT STYLING – TESTATE (with will)

The Easement Clause should be styled as:

John J. Jones, Executor of the Estate of Frederick B. Jones, deceased

The Signature Block should be styled as:

**John J. Jones, Executor of the Estate of Frederick B.
Jones, deceased**

The Acknowledgment Section should be styled as:

John J. Jones, Executor of the Estate of Frederick B. Jones, deceased

***NOTE: In order for an Executor to be able to sign for an Estate: 1) the Will of the owner of record must be probated in the County where the property is located,2) **The executor would have to get approval from the probate judge to sign the easement for the estate.** If the Will names Co-Executors of the Estate, then all Co-Executors must sign easement.

ESTATE EASEMENT STYLING – INTESTATE (no will)

The Easement Clause should be styled as:

John J. Jones, Administrator of the Estate of Frederick B. Jones, deceased

The Signature Block should be styled as:

John J. Jones, Administrator of the Estate of Frederick B.
Jones, deceased

The Acknowledgment Section should be styled as:

John J. Jones, Administrator of the Estate of Frederick B. Jones, deceased

***NOTE: In order for an Administrator to be able to sign for an Estate: 1) the Administrator has to be named of record in the County where the property is located, and 2) the Court naming the Administrator must have given the Administrator the authority to easement real estate. If the Court names Co-Administrators of the Estate, then all must sign easement.

***If there is not an Administrator, we may need to easement the spouse and any heirs to the throne or just the spouse and have the heirs sign off with a ratification. We may need an Affidavit of Heirship.**

EXHIBIT “A” REFERENCE

An Exhibit “A” shall be used whenever the easement is descriptive. The following is what should be inserted for an exhibit A...

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF