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How to Complete Your Pennsylvania Easement Agreement

Easement Agreement (Pennsylvania)

INSTRUCTIONS — KEEP FOR YOUR RECORDS. DO NOT ATTACH THIS PAGE TO YOUR DOCUMENT.

About this form. An easement gives someone the right to use part of another person's land for a specific purpose, such as a shared driveway or utility line.

1. **Recording information (top of Page 1)**
   Fill in who requested recording and where the recorder should mail the original. Leave the space above the dotted line blank for the Recorder of Deeds.
2. **Describe the easement area (Page 2)**
   A survey or map is strongly recommended.
3. **Both sign before a notary (Page 3)**
   Bring a current, government-issued photo ID.

After It's Signed

- Record the original with the Recorder of Deeds of the county where the property is located.
- Pennsylvania realty transfer tax may apply to some easements. Ask the Recorder of Deeds.

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Pennsylvania-Commissioned Notaries

SCAN TO BOOK

Questions about this document? Talk to an attorney. Gavrilov & Brooks Law Firm has attorneys licensed in multiple states. Phone and video consultations are available, wherever you are. **(916) 504-0529** · **www.gavrilovlaw.com**

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YOUR FORM BEGINS ON THE NEXT PAGE

PREPARED BY:

RETURN TO:

SPACE ABOVE THIS LINE FOR RECORDER OF DEEDS

EASEMENT AGREEMENT

(Pennsylvania)

Uniform Parcel Identifier (UPI) / parcel number

GRANTOR (owner of the burdened property): name and address

GRANTEE (owner of the benefited property, or person receiving the easement)

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For valuable consideration, the grantor grants to the grantee a

- [ ] perpetual easement appurtenant to the grantee’s property
- [ ] personal (in gross) easement

for the purpose of

Purpose (access, utilities, driveway, drainage, other)
over the following portion of the grantor’s property:
ALL THAT CERTAIN lot or piece of ground situate in

Township / Borough / City County
Pennsylvania, described as follows:

Legal description (attach Exhibit A if more space is needed)

Property address

Maintenance, cost sharing, and restrictions
This easement runs with the land and binds the parties’ successors, unless it is a personal easement.

Initials: _____

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X _____ X _____

Grantor Grantee

Printed name Printed name

NOTARY ACKNOWLEDGMENT

COMMONWEALTH OF PENNSYLVANIA)
) ss.
COUNTY OF)

This record was acknowledged before me on

(date) by (name of grantor and grantee)

X _____

Notary Public

(Notary seal)

Notary's printed name

Commission number My commission expires

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