**Prepared by:**

|  |  |
| --- | --- |
|  | This model grant of conservation easement is designed to be used *only in conjunction* with filing an amended and restated grant that consolidates the easement established by this instrument with an earlier created easement. |
| See the guide *Adding to Land Under Conservation Easement* published at WeConservePA.org for instructions. |

Name:

Address:

Telephone:

**Return to:**

Name:

Address:

**Tax parcel(s):**

Grant of Conservation Easement

THIS GRANT OF CONSERVATION EASEMENT (this “grant”) dated as of \_\_\_\_\_\_\_\_\_\_\_ (the “Easement Date”) is by and between \_\_\_\_\_\_\_\_\_\_\_\_ (the “undersigned Owner or Owners”) and \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (the “Holder”)

## Additional Property

As of the Easement Date, the undersigned Owner or Owners are the sole owners in fee simple of the property described in exhibit A (the “additional property”) attached to and incorporated into this grant. The additional property is also described as:

Street address:

Municipality:

County: State: Pennsylvania

Parcel identifier: Acreage:

## Grant of Conservation Easement

By this grant, the undersigned Owner or Owners, in furtherance of the Conservation Objectives described in the Amended and Restated Grant identified below, grant and convey to Holder an unconditional and perpetual conservation easement upon the additional property.

## Original Grant

### **Original Grant.** On [insert date of original grant], [insert names of grantors] executed and delivered to [insert name of grantee] a [insert title of granting document] (the “original grant”), which was recorded on [insert recording date] in the [insert name of recording office] in [insert recording information].

### **Original Property.** On the Easement Date, the undersigned Owner or Owners are the sole owners in fee simple of the property subject to the original grant (the “original property”).

## Amended and Restated Grant

On the Easement Date the undersigned Owner or Owners and the Holder have executed and delivered for recording, immediately after this grant, an Amended and Restated Grant of Easement and Declaration of Covenants (the “Amended and Restated Grant”). The purpose of the Amended and Restated Grant is to:

### **Single Easement.** Consolidate the conservation easements on the original property and the additional property into a single, unified conservation easement; and

### **Single Document.** Amend and restate the original grant and this grant in full so as to set forth in a single document all the covenants, terms, and conditions applicable to the conservation easement on the original property and the additional property from and after the Easement Date

INTENDING TO BE LEGALLY BOUND, the undersigned Owner or Owners and Holder, by their respective duly authorized representatives, have signed and delivered this grant as of the Easement Date.

Witness/Attest:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

 Owner’s Name:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

 Owner’s Name:

 [NAME OF HOLDER]

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ By: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ (SEAL)

 Name:

 Title:

Instructions for use of this document are found in the guide *Adding to Land Under Conservation Easement* published at WeConservePA.org

Nothing contained in this document, which was prepared in the context of Pennsylvania law, is intended to be relied upon as legal advice or to create an attorney-client relationship. There is no guarantee that it is up to date or error free. It should be revised under the guidance of legal counsel to reflect the specific situation.



COMMONWEALTH OF PENNSYLVANIA:

COUNTY OF :

 ON THIS DAY \_\_\_\_\_\_\_\_\_\_\_\_\_, before me, the undersigned officer, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged that he/she/they executed the same for the purposes therein contained.

 IN WITNESS WHEREOF, I hereunto set my hand and official seal.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Notary Public

 Print Name:

COMMONWEALTH OF PENNSYLVANIA :

 SS

COUNTY OF :

 ON THIS DAY \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ before me, the undersigned officer, personally appeared \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, who acknowledged him/herself to be the \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ of \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, a Pennsylvania non-profit corporation, and that he/she as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by her/himself as such officer.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

 \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_, Notary Public

 Print Name: