

SHARED DRIVEWAY AGREEMENT

This Agreement is made on 14th day of December, 2020, between Veniece A. Banks, Successor Trustee of the Rahal Family Trust dated November 28, 2018 11930 of East Main Road, North East, Pennsylvania 16428 and Charles Rahal and Anita Rahal, husband and wife of 11910 East Main Road, North East, Pennsylvania 16428.

RECITALS:

WHEREAS, Veniece A. Banks, Successor Trustee of the Rahal Family Trust dated November 28, 2018 is the record owner of the premises at 11930 East Main Road, North East, Erie County, Pennsylvania, more fully described in the Erie County Recorder of Deeds at Instrument Number 2018-24694 and more fully described as follows:

ALL that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, bounded and described as follows, to-wit:

BEING Parcel A of the Subdivision of Lands for the Rahal Family Trust dated June 17, 2020 and recorded July 21, 2020 at the Erie County Recorder of Deeds as Instrument Number 2020-13650.

SAID property is commonly known as 11930 East Main Road, North East, Pennsylvania and bears Erie County Tax Index Number (37) 17-39-15.

Said premises is referred to as Lot A.

WHEREAS, Charles Rahal and Anita Rahal, husband and wife are the record owners of the premises at 11910 East Main Road, North East, Erie County, Pennsylvania, at Record Book 1538, Page 1946 and more fully described as follows:

ALL that certain piece or parcel of land situate in the Township of North East, County of Erie and Commonwealth of Pennsylvania, being Parcel B of the Souhail K. and Gloria K. Rahal subdivision plan made April 9, 2008 by Sanford Surveying and Engineering P.C. and recorded May 16, 2008 in the Office of the Recorder of Deeds for Erie County in Map book Volume 2008-75 for a further description thereof. Being more described as Erie County Tax Index Number (37) 17-39-15.01.

SAID premises are commonly known as 11910 East Main Road, North East, Pennsylvania.

Said premises is referred to as Lot B.

WHEREAS, a shared driveway is partially located on each respective property on the western boundary line of Lot A and the eastern boundary line of Lot B. The shared driveway starts on US Route 20, also known as Buffalo Road and East Main Road and travels northerly along the boundary lines of Lot A and Lot B for a distance of two

hundred thirty-five (235) feet. Said driveway is used by the owners and guests of each respective property owner;

WHEREAS, the parties desire to settle all questions relating to the ownership and use of the driveway and all differences between them relating to said driveway. For the reasons set forth above, and in consideration of the mutual covenants and promises set forth in this agreement, the parties agree as follows:

SECTION ONE

The driveway shall be a shared access to both Lots A and B described above, and the parties shall have the right to use it jointly.

SECTION TWO

If it becomes necessary or desirable to repair or rebuild the whole or any part of the driveway, the repairing or rebuilding expense shall be borne equally by the parties, or by their heirs and assigns who shall at the time of the repair or rebuilding be using it, in proportion to the extent of their use. Any repairing or rebuilding of the wall shall be on the same location, and of the same size, as the original driveway or part of the original driveway, and of the same or similar material of the same quality as that used in the original wall or part of the original driveway.

SECTION THREE

The benefits and obligations of the covenants in this agreement shall run with the land described above so long as the wall or any extension of the wall continues to exist, and shall bind the respective parties to this agreement, their heirs, legal representatives, and assigns.

IN WITNESS WHEREOF, the parties have executed this agreement on the day and year first above written.



Witness



Witness



Witness



CHARLES RAHAL



ANITA RAHAL



VENIECE A. BANKS, SUCCESSOR
TRUSTEE OF THE RAHAL FAMILY
TRUST DATED NOVEMBER 28, 2018

Trustee

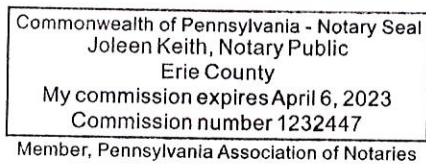
STATE OF PENNSYLVANIA

SS.

COUNTY OF ERIE

On this, the 14th day of December, 2020, before me, a Notary Public, the undersigned officer, personally appeared **CHARLES RAHAL AND ANITAL RAHAL**, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

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




Notary Public

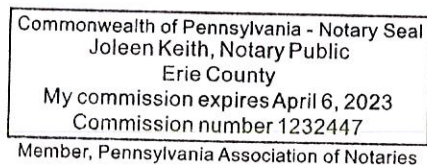
STATE OF PENNSYLVANIA


SS.

COUNTY OF ERIE

On this, the 14th day of December, 2020, before me, a Notary Public, the undersigned officer, personally appeared **VENIECE A. BANKS, SUCCESSOR TRUSTEE OF THE RAHAL FAMILY TRUST DATED NOVEMBER 28, 2018**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she executed the same for the purposes therein contained.

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




Notary Public