

[Date]

[Encroaching Party Name]

[Address]

[City, State, Zip Code]

**RE: Partial Release of Encroachment - [Property Address/Legal Description]**

Dear [Name],

This letter serves as a formal agreement and partial release regarding the encroachment identified on the property located at [Your Property Address]. It has been determined that the following structure(s) or improvement(s) currently encroach upon the property line: **[Description of Encroachment, e.g., a fence, shed, or driveway extension]**.

For valuable consideration, the receipt of which is hereby acknowledged, [Your Name/Company Name] (the "Grantor") hereby grants a partial release of claims solely related to the specific encroachment described above. This release is subject to the following conditions:

- The release applies only to the existing footprint of the encroachment as of the date of this letter.
- No further expansions or additional encroachments are permitted.
- In the event that the encroaching structure is destroyed, removed, or requires major structural repair, it must be rebuilt within the legal boundary lines of the **[Encroaching Party]**'s property.
- This agreement does not constitute a transfer of title or a permanent easement.

By signing below, both parties acknowledge and accept the terms of this partial release. This document shall be binding upon the heirs, successors, and assigns of both parties.

Sincerely,

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[Your Name]

Grantor

**Acknowledgment and Acceptance:**

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[Encroaching Party Name]

Date: \_\_\_\_\_