

GRANT OF EASEMENT – TEMPORARY

SNEDDON BUILT LLC, a Colorado Limited Liability Company, Grantor, whose address is 2937 Brodick Way, Grand Junction, CO 81504, is the owner of that certain real property as evidenced by that certain Warranty Deed recorded at Reception No. 2950171 (the Property) in the records of the Mesa County Clerk and Recorder, for and in consideration of the sum of Ten and 00/100 Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey, to the **CITY OF GRAND JUNCTION, a Colorado home rule municipality, City**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, its successors and assigns, a temporary turnaround access easement located at the northwest corner of Medhurst Lane of the Arran Estates Subdivision Filing 3, in the City of Grand Junction, County of Mesa, State of Colorado as described in Exhibit A and depicted on Exhibit B, which exhibits are attached hereto and incorporated herein.

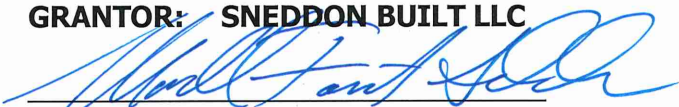
TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said City and unto its successors and assigns forever, the said Grantor hereby covenants that Grantor will warrant and defend the title to said premises unto the said City and unto its successors and assigns forever, against the lawful claims and demands of all persons whomsoever.

The purpose of the easement is to provide a turnaround area from MEDHURST LANE with appropriate surfacing for large, heavy vehicles, including but not limited to fire department vehicles. The easement area shall be constructed and maintained by the Grantor at the Grantor's expense. It is the Grantor's responsibility to continually maintain the turnaround and shall continue to do so even with the transfer of the Property to another owner. The responsibility to construct and maintain is not assignable nor transferable to a successor without the written consent of the City. Grantor shall not obstruct or interfere with the use of the easement nor permit any other entity to obstruct or interfere with such use; the paved surface of the easement area shall remain free of any and all obstructions.

The easement is required because there is at the time of the granting of the easement insufficient fire access point(s) connecting the Medhurst Lane to the public street system in accordance with the Grand Junction Municipal Code (Code). The temporary turnaround access easement shall terminate when the City determines that sufficient access point(s) to/from the subdivision to an external public street is/are established and fully constructed in accordance with the City's Code to the satisfaction of the Grand Junction Fire Department and the City Manager or the City Manager's designee.

Executed and delivered this 26th day of JUNE 2023.

GRANTOR: SNEDDON BUILT LLC

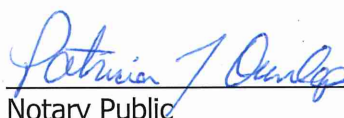


Maxwell Forrest Sneddon, also known as
Max F. Sneddon Member

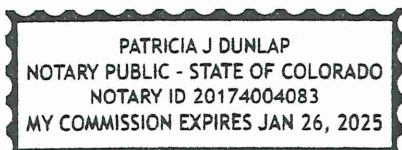
State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 20 day of June 2023, by Maxwell Forrest Sneddon, also known as Max F. Sneddon as Member for Sneddon Built LLC, a Colorado limited liability company.

My commission expires Jan. 26, 2023.
Witness my hand and official seal.



Notary Public



RATIFICATION OF GRANT OF EASEMENT - TEMPORARY

Ratified, acknowledged, and consented to subordination of interest, by the following Deed of Trust Beneficiary:

The undersigned hereby certifies that it is a holder of a security interest upon the above described property and does hereby join in and consent to this grant of temporary turn around easement by the owner thereof and agrees that its security interest as beneficiary of the security interest for Maxwell Sneddon Family Trust, a testamentary trust established by the Last Will of Maxwell Sneddon (Trust) which is evidenced by that Deed of Trust dated September 30, 2020 and recorded on 09/30/2020, in the office of the Mesa County Clerk and Recorder, Reception No. 2945193, as amended and any others shall be and is hereby subordinate to this grant of Easement to the City of Grand Junction. Also, by signature below the signee indicates that signee has such authority to ratify, consent and subordinate the interest for the Trust.

Maxwell Sneddon Family Trust, a testamentary trust established by the Last Will of Maxwell Sneddon

By: [Signature], P.R.
Print Name: Carole M. Sneddon ^{ESTATE}
Title: Trustee MAXWELL F. SNEDDON, P.R.

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was ratified, acknowledged, and consented to subordination of interest, before me this _____ day of _____, 2023 by Carole M. Sneddon as Trustee for Maxwell Sneddon Family Trust, a testamentary trust established by the Last Will of Maxwell Sneddon. ^{PD} _{F.F. PD P.R. PD} ^{Estate}

My commission expires Jan, 26, 2023.
Witness my hand and official seal.

[Signature]
Notary Public



EXHIBIT A

Legal Description

Legal description for Temporary Turnaround Easement:

A parcel of land situated in Section 5, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, County of Mesa, Colorado being more particularly described as follows:

Beginning at the Northeast Corner of Lot 44 of Arran Estates Subdivision Filing 3, and considering the North line of said Lot 44 to bear N89°58'47" W a distance of 110.00 feet for a Basis of Bearings, all bearings herein related thereto;
thence N89°58'47"W a distance of 39.11 feet; thence N0°01'13"E a distance of 102.00 feet;
thence S89°58'47"E a distance of 130.00 feet; thence S0°01'13"W a distance of 102.00 feet;
thence N89°58'47"W a distance of 90.89 feet to the Point of Beginning.

Said parcel contains 13,260 Square Feet.

Legal description written by:

Patrick W. Click

Colorado licensed surveyor number 37904

3194 Mesa Ave #B

Grand Junction, CO 81504

SHEET 3 OF 4

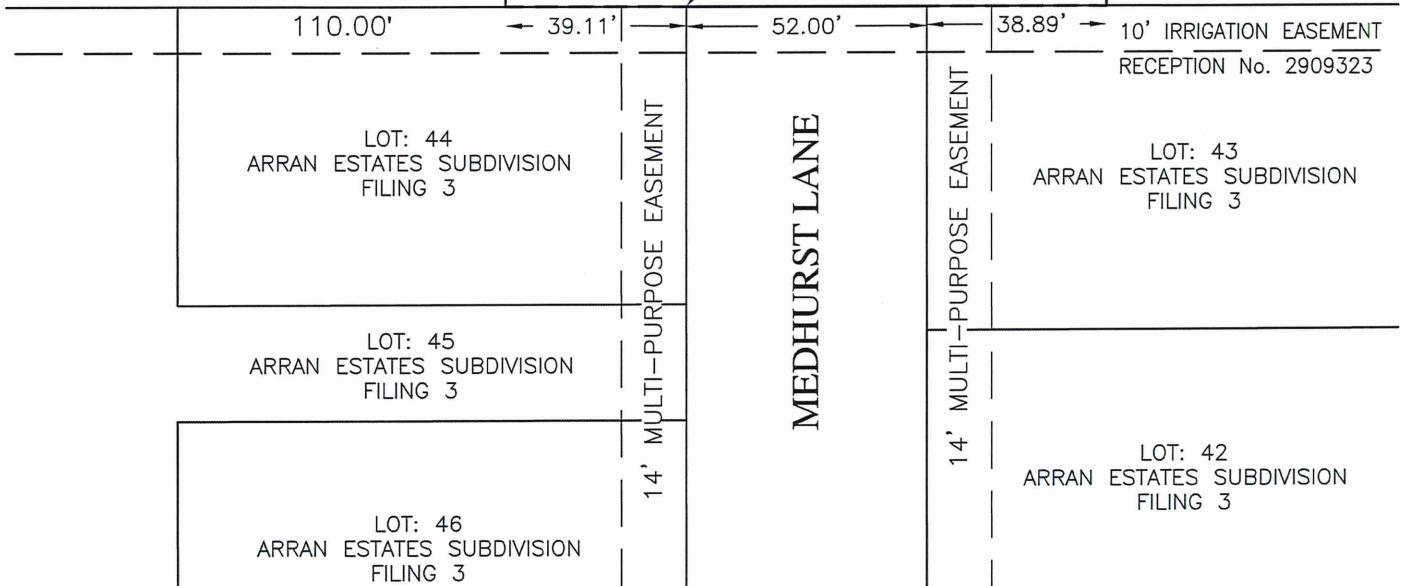
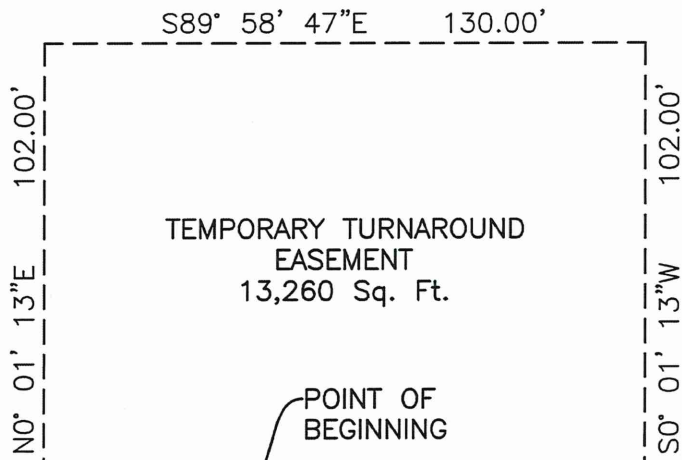
EXHIBIT B

LEGAL SKETCH

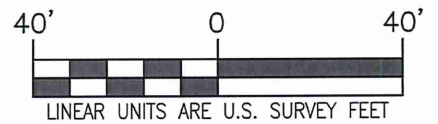
LOT 1
 MARCHUN FARMS SIMPLE SUBDIVISION
 RECEPTION No. 2414495
 PARCEL No. 2943-052-93-001
 2921 G ROAD
 SNEDDON BUILT LLC



BASIS OF BEARINGS
 N89° 58' 47"W



GRAPHIC SCALE:
 1"=40'



LEGAL DESCRIPTION SKETCH

ARRAN ESTATES SUBDIVISION FILING 3
 TEMPORARY TURN-AROUND EASEMENT
 NW 1/4 OF SECTION 5
 T1S, R1E, UTE
 CITY OF GRAND JUNCTION
 MESA COUNTY, COLORADO



POLARIS SURVEYING

PATRICK W. CLICK P.L.S.
 3194 MESA AVE
 GRAND JUNCTION, CO 81504
 PHONE (970)434-7038