

GRANT OF SANITARY SEWER EASEMENT

Darter, LLC, Grantor, whose address is 518 28 Road, Suite A202, Grand Junction, Co, 81501-6521, who are the owners of the following described real property in Mesa County, Colorado:

Lot 113, Brookwillow Village, Filing III (Book 4699, Page 675)

for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for the use and benefit of the Persigo 201 Sewer System, a Perpetual Easement for the installation, operation, maintenance, repair and replacement of sanitary sewer facilities and appurtenant facilities, on, along, over, under, through and across the following described parcel of land, to wit:

A strip of land for a sewer easement, situate in Lot 113, Brookwillow Village, Filing III, as recorded in Book 4699 at Pages 675 & 676 of the Mesa County, Colorado records, being 10.00 feet on each side of the following described center line:

Commencing at the southeast corner of Lot 113;

Thence N 00°02'03" E a distance of 101.29 feet along the east line of said Lot 113 to the point of beginning;

Thence S 90°00'00" W a distance of 269.15 feet;

Thence N 04°34'00" W a distance of 72.54 feet;

Thence N 34°39'42" W a distance of 42.43 feet to the Southwesterly line of the previously dedicated 14' multipurpose easement along Brookwillow Loop and the point of terminus.

Said easement contains 7,666 square feet or 0.176 Acres as described herein and depicted on **"Exhibit A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

1. The interest conveyed is an Easement for the limited purposes and uses and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this Easement for any lawful purpose which is not inconsistent with and which will not substantially interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. The easement shall be for the use and benefit of Grantee, its members, employees, agents and contractors or any of its successors in title or interest, the Persigo 201 Sewer System and the public for sewer purposes.
3. Grantor hereby covenants with Grantee it has good title to the herein described premises; that it has good and lawful right to grant this Easement; that it will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

SHEET 1 OF 3

Executed and delivered this 7th day of March, 2013.

Darter, LLC
a Colorado Limited Liability Corporation

By: Darin Carei

As Ugo Member of Darter, LLC

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 7th day of March, 2013, Darin Carei, as _____ of Darter, LLC, a Colorado Limited Liability Corporation.

My commission expires 04/14/2014.

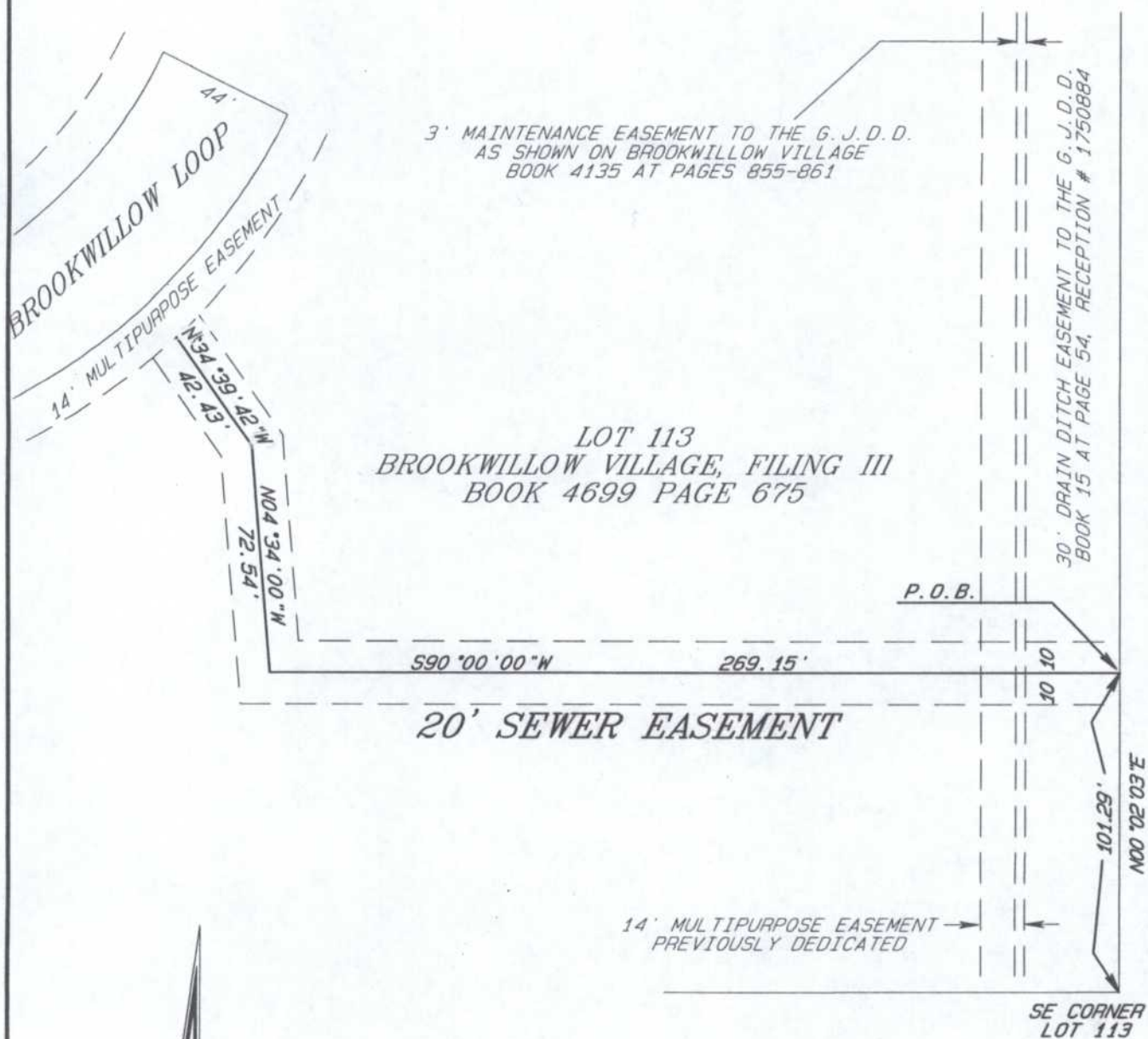
Witness my hand and official seal.

Kim A. Kerk
Notary Public



My Commission Expires 04/14/2014

EXHIBIT A



NOT TO SCALE

SHEET 3 OF 3

D H SURVEYS, INC.
970-245-8749
JOB #198-05-55