

GRANT OF MULTIPURPOSE EASEMENT

MATTHEW HOGOBOOM, Grantor, owner of a parcel of land located at 1320 and 1330 N. 23rd St., Grand Junction, CO 81501, as recorded at Reception #2922745 in the records of the Clerk and Recorder for Mesa County, Colorado, 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 present do hereby grant and convey to the **City of Grand Junction, a Colorado home rule municipality, Grantee**, whose address is 250 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multipurpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

The East 15' of Lot 2, Hogoboom Subdivision, in the City of Grand Junction, County of Mesa, State of Colorado, in the same location as the 15' Utility Easement on Lot 2 depicted on the Hogoboom Subdivision plat in the records of the Mesa County Clerk and Recorder at Reception No. 2960530.

Said parcel contains 660 sq. ft., more or less.

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.

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, 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.

Grantor hereby covenants with Grantee that 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.

Executed and delivered this 9th day of FEB, 2021, 2:44

[Signature]
Matthew Hogoboom

STATE OF COLORADO)
) ss.
COUNTY OF MESA EAGLE)

The foregoing instrument was acknowledged before me on 9th Febr., 2021, am by Matthew Hogoboom. 121

Witness my hand and official seal.
My commission expires: June 14, 2023 [Signature]
Notary Public

TERESA MINETT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20044003655
MY COMMISSION EXPIRES 06/14/2023