

GRANT OF MULTI-PURPOSE EASEMENT

Michael P. Coryell and Rebecca A. Coryell, Grantor(s), for and in consideration of the sum of Ten 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 N. 5th Street, Grand Junction, CO 81501, a Perpetual Multi-Purpose Easement ("Easement") for the use and benefit of Grantee and for the use and benefit of public utilities permitted therein by Grantee, to include 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, grade structures, on, along, over, under, through and across the following described parcel of land, to wit:

See Exhibit "A" and Exhibit "B" attached hereto and incorporated herein by reference for the legal description and graphic illustration of the Multi-Purpose Easement that is the subject of this instrument.

Being a part of Mesa County Assessor Parcel No.: 2943-291-00-039

TO HAVE AND TO HOLD unto the said Grantee, its successors, assigns and permittees 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.

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. Grantor shall not install within the Easement, or permit the installation within the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other groundcover, without the prior written consent of Grantee. In the event such obstacles are installed in the Easement, Grantee has the right to require Grantor to remove such obstacles from the Easement. If Grantor does not remove such obstacles within thirty (30) calendar days from the date written notice is given by Grantee to Grantor, Grantee may remove such obstacles without any liability or obligation for repair or replacement thereof, and charge Grantor for Grantee's costs for such removal. If Grantee chooses not to remove the obstacles, Grantee shall not be liable for any damage to the obstacles or any other property to which they are attached.

Grantor hereby covenants with Grantee that Grantor has good title to the herein described premises; that Grantor has good and lawful right to grant this Easement; that Grantor shall warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 20 day of January, 2026.

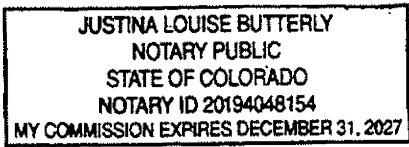
Michael P. Coryell
Michael P. Coryell

Rebecca A. Coryell
Rebecca A. Coryell

State of Colorado)
County of Mesa)ss

The foregoing instrument was acknowledged before me this 20 day of January, 2026
by Michael P. Coryell & Rebecca A. Coryell.

My commission expires 12-31-2027.
Witness my hand and official seal.



[Signature]
Notary Public

MIN: 100032412260518201
MERS Phone: 1-888-679-6377
FHA Case Number # 053-2164673-703

Consent to Easement

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

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 multi-purpose easement by the owners, grantors thereof and agrees that its security interest for Mortgage Electronic Registration Systems Inc., as nominee for United Wholesale Mortgage, LLC, ISAOA, its successors and assigns, with an address of, PO Box 2026, Flint, MI 48501 and telephone 888-679-MERS, Beneficiary of a Deed of Trust executed by Michael P. Coryell and Rebecca A. Coryell, as Joint Tenants, which is evidenced by that Deed of Trust dated March 9, 2026 and recorded on March 18, 2026, in the office of the Mesa County Clerk and Recorder, Reception No. 3153265, shall be binding, subjected to and is hereby subordinate to this grant of multi-purpose easement to the City of Grand Junction.

The undersigned with full authority on behalf of the holder of the evidence of debt ratifies, consents to, subordinates the Deed of Trust holder of the debts interest in the property, and acknowledges the foregoing grant of multi-purpose easement:

Signed this 20th day of July, 2026

Lender: Mortgage Electronic Registration Systems Inc., as nominee for United Wholesale Mortgage, LLC, ISAOA, its successors and assigns

By: [Signature]

Print Name: Leth Kuby

Its: Vice President

State of New Jersey)
County of Mercer) ss.

The foregoing instrument was acknowledged before me this 20th day of July 2026, by Seth Ruby as Vice President of Mortgage Electronic Registration Systems Inc., as nominee for United Wholesale Mortgage, LLC, ISAOA, its successors and assigns.

Witness my hand and official seal.
My commission expires:

Barbara Adams
Notary Public



DARLENE C ADAMS
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50031955
COMMISSION EXPIRES FEB. 08, 2021

EXHIBIT A

LEGAL DESCRIPTION

2943-291-00-039

MULTI-PURPOSE EASEMENT PARCEL NO. MPE-23

A fourteen foot (14') wide parcel of land located in the southeast quarter of the southwest quarter of the northeast quarter of Section 29, Township 1 South, Range 1 East, of the Ute Meridian, City of Grand Junction, County of Mesa, State of Colorado. Said parcel being part of an entire tract described in Reception No. 2701139, and being more particularly described as follows:

COMMENCING at the East 1/16th corner of said Section 29, and assuming the South line of said southwest quarter of the northeast quarter bears South 89°51'48" West;

THENCE along said South line, South 89°51'48" West 165.00 feet;

THENCE North 00°06'32" West 40.00 feet to the northeast corner of Right-of-Way Parcel RW-23B and the POINT OF BEGINNING.

THENCE along the North line of said RW-23B, South 89°51'48" West 120.19 feet to the northwest corner of said RW-23B,

THENCE along the West line of said entire tract, North 00°08'12" West 14.00 feet;

THENCE North 89°51'48" East 120.19 feet to a point in the East line of said entire tract;

THENCE along said East line, South 00°08'16" East 14.00 feet to the POINT OF BEGINNING.

The above described area contains 0.04 acre (1,683 sq. ft.) more or less.

Authored by: C. Scott Bishop, PLS #38690

Survey Manager, Horrocks

2161 W. Grove Parkway Suite #100

Pleasant Grove, UT 84062

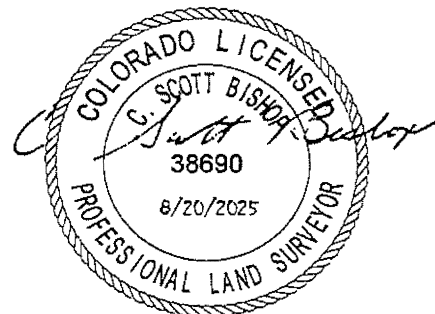


EXHIBIT B

