

RAH04245

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: **DEED (EASEMENT)**

NAME OF CONTRACTOR: CURTIS RAHM, ATW DEVELOPMENT, LLC.

PURPOSE: AN EASEMENT ACROSS ALL PRESENT AND
FUTURE DEVELOPED PARKING AND DRIVE AISLE AREAS SPECIFICALLY
DESIGNED FOR VEHICLE ACCESS.

SUBJECT/PROJECT: 627 24 ½ ROAD, CANYON VIEW OFFICE
BUILDING

TAX PARCEL #: 2945-043-13-004

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 2004

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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03/09/2004 05:00 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChg \$1.00
DocFee EXEMPT

Deed of Easement

The undersigned representative of ATW Development LLC, Curtis Rahm, Grantor, of 2029 Roosevelt Court, 81503, Grand Junction, County of Mesa, State of Colorado, does hereby grant and convey to owners of 625 - 24 1/2 Road (Lot 1 Cimmaron Minor Subdivision II), Grantees, licensees, successors, heirs, and assigns, for unspecified goods and valuable consideration, receipt of which is hereby acknowledged, a perpetual and non-exclusive easement for ingress and egress for the purposes of customer, employee, delivery, and all other reasonable access, over and across the parking and drive aisle areas of certain property situated in the County of Mesa, State of Colorado, more particularly described as follows:

An easement across all present and future developed parking and drive aisle areas specifically designed for vehicle access to Lot 4 of Home Depot U.S.A. Inc. (627 - 24 1/2 Road) and that portion of aforesaid Lot 4 described in Exhibit A, for the express purpose of vehicle or pedestrian access to the parcel described above which is situated adjacent to said Lot 1 of Cimmaron Minor Subdivision II on the north.

Grantee hereby agrees to the joint use of the aforescribed non-exclusive, perpetual easement by Grantor, its heirs and assigns.

TO HAVE AND TO HOLD the said nonexclusive, perpetual easement unto said Grantee, its successors, heirs, and assigns, so long as the same shall be used for the purposes herein set forth.

IN WITNESS WHEREOF, the Grantor has hereunder set its hand this 5th day of March, 2004.

ATW Development LLC

By

STATE OF COLORADO)

) ss.

COUNTY OF MESA)

The above instrument was acknowledged before me this 5th day of March, 2004, by Curtis L. Rahm as Member of ATW Development LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10/29/2005

Gayleen Henderson

Notary Public



My Commission Expires 10/29/2005

Exhibit A

An easement across that portion of Lot 4, Home Depot U.S.A. Inc., located in the SW1/4 of Section 4, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, more particularly described as follows:

From the S 1/16 Corner of Section 4, Township 1 South, Range 1 West, Ute Meridian, S89°50'40"W a distance of 70.02 feet to the point of beginning,
Thence, S89°50'40"W 25.40 feet,
thence, N00°09'17"E 10.41 feet,
thence, S89°50'43"E 25.40 feet,
thence, S00°09'17"W 10.34 feet, to the point of beginning.

Prepared by Maureen T. Smuin, Colorado P.E. 33263