BWN91ELM

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: EASEMENT

NAME OF AGENCY OR CONTRACTOR: DONALD E. BROWN AND VERNA L. BROWN

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: PERPETUAL EASEMENT FOR UNDERGROUND STORM SEWER PIPELINE LOT 3 ELM AVENUE SUBDIVISION

CITY DEPARTMENT: PUBLIC WORKS

YEAR: 1991

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

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GRANT OF EASEMENT

MONIKA TODD CLK&REC MESA COUNTY C. DOC EXEMPT This Grant of Easement is made by and between DONALD E. BROWN and VERNA L. BROWN, "Grantors", and THE CITY OF GRAND JUNCTION, COLORADO, a municipal corporation, whose legal address is 250 North 5th Street, Grand Junction, Colorado 81501, hereinafter called "Grantee".

WITNESSETH, That the Grantors, for and in consideration of the sum of Six Hundred and Fifty Dollars (\$650.00), the receipt of which is hereby acknowledged, have granted, and by these presents do hereby grant unto the Grantee, its successors and assigns forever, a PERPETUAL EASEMENT for the installation, operation, maintenance and repair of an underground storm sewer pipeline over, upon, across, in, through and under the following described property of Grantors being a portion of Elm Avenue Subdivision in the City of Grand Junction, Mesa County, Colorado, to wit:

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MONIKA TODD CLK&REC MESA COUNTY CO The West 7.0 feet of Lot 3, Elm Avenue Subdivision, EXCEPT the South 4.0 feet of said Lot 3 which has previously been dedicated for road right-of-way purposes as evidenced by a document recorded in Book 364 at Page 395 in the office of the Mesa County Clerk and Recorder.

TO HAVE AND TO HOLD the said premises above described, with the appurtenances and privileges thereunto belonging unto the Grantee, its successors and assigns forever, for the construction, reconstruction, installation, repair, operation and maintenance of said underground storm sewer pipeline.

Grantors further grant, unto Grantee, the right of ingress and egress to and from said easement over and across Grantor's property by means and routes as shall occasion the least practical damage and inconvenience to Grantors. Grantors reserves the right to use and occupy the easement area for any purpose not inconsistent with Grantee's full enjoyment of the rights hereby granted, providing the same shall not interfere with the construction, reconstruction, installation, alteration, maintenance, repairing, inspection, and operation of said storm sever line operation of said storm sewer line.

Grantors hereby covenant with the Grantee that they have good title to the aforedescribed premises; that they have good and lawful right to grant this PERPETUAL EASEMENT; that they will warrant and defend the title and quiet possession thereof against the lawful claims of all persons whomsoever.

Signed this 3^{st} day of _	July, 1991.
Donald E. Brown	Verna L. Brown
STATE OF COLORADO)) ss COUNTY OF MESA)	
The foregoing instrument was acknowledged before me this $\frac{3}{5}$ day of $\frac{1}{5}$, 1991 by Donald E. Brown and Verna L. Brown.	
Witness my hand and offici My Commission expires <u>3</u> 2	al seal. 3-93
Recorder's Note: No Holary Seal When Recorded	Natary Pastiric
a la cha i patral seal	1.816 1.816
Rerecorded to show notary seal Recorders Note: NO Notary Seal When	recorded