

FBF02FRD

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	<b>EASEMENT</b>
NAME OF CONTRACTOR:	FBFW, LLC WELLS FARGO HOME MORTGAGE
SUBJECT / PROJECT:	INGRESS AND EGRESS EASEMENT
ADDRESS:	2387 F ROAD
PARCEL:	2945-054-06-002
CITY DEPARTMENT:	PUBLIC WORKS
YEAR:	2002
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

2074114 09/03/02 1228PM  
MONIKA TODD CLK&REC MESA COUNTY CO  
REC FEE \$15.00  
DOCUMENTARY FEE \$EXEMPT

INGRESS-EGRESS EASEMENT

THIS INGRESS-EGRESS EASEMENT, dated as of the 27 day of August, 2002, is by FBFW, LLC, a Colorado limited liability company (Grantor), as owner and developer of Lots 1, 2 and 3 of the FBFW Simple Subdivision, a replat of MGW Minor Subdivision, City of Grand Junction, Mesa County, Colorado (Subdivision).

Grantor, for and in consideration of the approval by the City of Grand Junction, County of Mesa, Colorado of the Subdivision, hereby grants to itself and all future owners of Lots 1, 2 and 3 a perpetual fifty (50) foot ingress-egress easement over and across Lots 1 and 2 of the Subdivision for the benefit of Lots 2 and 3 of the Subdivision, all located in Mesa County, Colorado, as specifically shown on that certain plat recorded at Book 19 at Page 85 in the real property records of Mesa County, Colorado.

This grant of easement shall be for all ingress and egress purposes for the use of the owners, guests and invitees of Lots 2 and 3 of the Subdivision and for use by public services, including, but not limited to, postal services, trash collection, fire, police, emergency vehicles and the City of Grand Junction, Colorado.

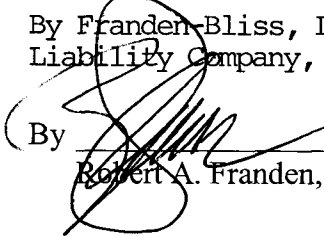
This ingress-egress easement is for benefit of future owners of Lots 2 and 3 and it is the intent of the Grantor that this easement shall not merge based upon common ownership of Lots 1, 2 and 3 of the Subdivision.

The owners association of the Subdivision may subject this ingress-egress easement to further conditions and restrictions, including, but not limited to, rules and regulations for speed limits and parking requirements.

FBFW, LLC, a Colorado limited liability  
company

By Franden Bliss, LLC, a Colorado Limited  
Liability Company, Manager

By

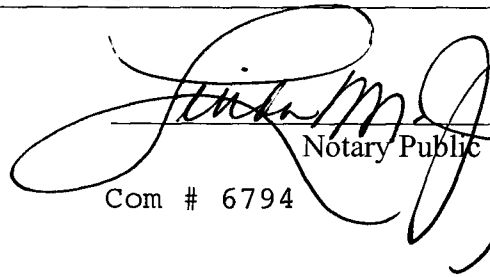
  
Robert A. Franden, Managing Member

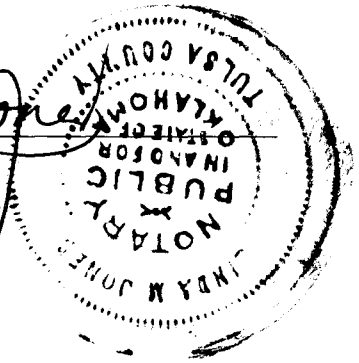
STATE OF OKLAHOMA )  
 ) ss.  
COUNTY OF TULSA )

This Ingress-Egress Easement was acknowledged before me by ROBERT A. FRANDEN as  
Franden-Bliss, LLC, a Colorado limited liability company, Manager of  
managing member of FBFW, LLC, a Colorado limited liability company, on this 27<sup>th</sup> day of  
August, 2002, for the aforementioned purposes.

Witness my hand and official seal.

My commission expires: 05-20-04

  
Notary Public  
Com # 6794



**INGRESS/EGRESS EASEMENT DESCRIPTION**

The East fifty (50) feet of Lots 1 and 2 of FBFW Simple Subdivision, as shown on the plat recorded at Reception No. 2068864 of the Mesa County records, Mesa County, Colorado.