

RED06WRB

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT (SANITARY SEWER)
NAME OF PROPERTY OWNER OR GRANTOR:	REDLANDS MESA, LLC.
PURPOSE:	REDLANDS MESA, FILING 6
ADDRESS:	2307 AND 2309 WEST RIDGES BOULEVARD
TAX PARCEL NO.:	2945-203-50-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION DATE:	NONE
DESTRUCTION DATE:	NONE

DECLARATION AND GRANT OF SANITARY SEWER EASEMENTS

KNOW ALL MEN BY THESE PRESENTS, THAT for and in consideration of the premises and for other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the undersigned **REDLANDS MESA, LLC**, a Colorado limited liability company ("Grantor"), hereby declares, grants, transfers, assigns and conveys the following-described Sanitary Sewer Easements over, upon, across and beneath portions of Redlands Mesa Filing 6, as said Sanitary Sewer Easements are depicted and described on Sheet 2 of the Plat of Redlands Mesa Filing 6 recorded February 23, 2006 at Reception No. 2303273 in the Office of the Clerk and Recorder of Mesa County, Colorado, to wit:

1. A perpetual, non-exclusive Sanitary Sewer Easement 15 feet in width over, upon, across and beneath Lots 2 and 3, Redlands Mesa Filing 6, in the location shown and described on the said recorded Plat of Redlands Mesa Filing 6, for the use and benefit of Lot 4, Redlands Mesa Filing 6, for the installation, operation, maintenance, and repair/replacement of an underground sewer line.

2. A perpetual, non-exclusive Sanitary Sewer Easement 15 feet in width over, upon, across and beneath Lot 2, Redlands Mesa Filing 6, in the location shown and described on the said recorded Plat of Redlands Mesa Filing 6, for the use and benefit of Lot 3, Redlands Mesa Filing 6, for the installation, operation, maintenance, and repair/replacement of an underground sewer line.

This Declaration and Grant of Sanitary Sewer Easements shall be binding upon and inure to the benefit of Grantor and the owners from time to time of Lots 3 and 4, respectively, Redlands Mesa Filing 6, and their respective successors and assigns forever, and shall run with the title to Lots 2, 3 and 4, Redlands Mesa Filing 6.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 13th day of February, 2006

GRANTOR:

Redlands Mesa, LLC, a Colorado limited liability company

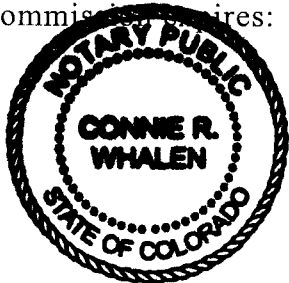
By: Ronald D. Austin
Ronald D. Austin, Manager

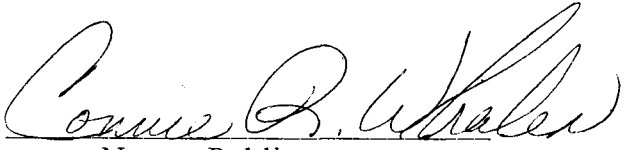
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing Declaration and Grant of Sanitary Sewer Easements was acknowledged before me this 13th day of February, 2006, by Ronald D. Austin as Manager of Redlands Mesa, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires:




Notary Public

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My Commission Expires 01/24/2007