

TRU06ORY

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	JOHN TRUJILLO AND VIRGINIA S. TRUJILLO
PURPOSE:	EASEMENT FOR ELECTRIC AND TELECOMMUNICATIONS FACILITIES
ADDRESS:	323 W OURAY AVE
PARCEL NO:	2945-151-00-055
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEN RECORDED RETURN TO:  
City of Grand Junction  
Real Estate Division  
250 North 5<sup>th</sup> Street  
Grand Junction, CO 81501

## GRANT OF ELECTRIC AND TELECOMMUNICATIONS EASEMENT

John Trujillo and Virginia S. Trujillo, Grantors, for and in consideration of the sum Two Hundred Fifty and 00/100 Dollars (\$250.00) the receipt and sufficiency of which is hereby acknowledged, have sold, granted and conveyed, and by these presents do hereby sell, grant and convey to the City of Grand Junction, a Colorado home rule municipality, Grantee, whose address is 250 North 5th Street, Grand Junction, Colorado 81501, for the use and benefit of Grantee and for the use and benefit of the Public Utilities, the herein described Perpetual Easement for the installation, operation, maintenance, repair and replacement of Electric and Telecommunications facilities on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land for an electric and telecommunication easement located in the Southwest Quarter of the Northeast Quarter (SW1/4NE1/4) of Section 15, Township 1 South, Range 1 West of the Ute Meridian, City of Grand Junction, Mesa County, State of Colorado, being a portion of a parcel of land described in Book 764, Page 581 as recorded in the office of the Mesa County Clerk and Recorder, being more particularly described as follows:

The East 10 feet of the North 10 feet of said parcel of land as described in Book 764, Page 581 of the Mesa County records.

Containing 100.00 square feet, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD unto the said Grantee, its successors and assigns forever, together with the right of ingress and egress for 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 utility construction and repair machinery, subject to the terms and conditions contained herein.

1. Grantors shall have 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 interfere with the full use and quiet enjoyment of the rights herein granted; provided, however, that Grantors hereby covenant with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structure or any other item or fixture which may be detrimental to the facilities of Grantee or the Public Utilities, or which may act to impede or prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area.
2. Grantee agrees that Grantees' utilization of the herein described Easement shall be performed with due care using commonly accepted standards and techniques.
3. Grantors hereby covenant with Grantee that they have good title to the aforescribed premises; that they have good and lawful right to grant the herein described Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

Executed and delivered this 15TH day of AUGUST, 2006.

John S. Trujillo  
John Trujillo

Virginia S. Trujillo  
Virginia S. Trujillo

State of Colorado )  
                                  )ss.  
County of Mesa    )

The foregoing instrument was acknowledged before me this 15TH day of AUGUST, 2006, by John Trujillo and Virginia S. Trujillo.

My commission expires 10/09/2007.

Witness my hand and official seal.



My Commission Expires 10/09/2007

Michael Grizenko  
Notary Public

# EXHIBIT "A"

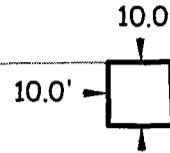
**MALDONADO STREET (50' ROW)**

NW COR  
BK 764, PG 581

20' ALLEY

NE COR  
BK 764, PG 581

NORTH LINE BOOK 764, PAGE 581



WEST LINE BOOK 764, PAGE 581

2945-151-00-055  
JOHN & VIRGINIA S. TRUJILLO  
323 W. OURAY AVENUE  
GRAND JUNCTION, CO 81501

(VACANT LAND)  
BOOK 764, PAGE 581

E & T EASEMENT  
AREA = 100.00 SQ. FT.

EAST LINE BOOK 764, PAGE 581

SOUTH LINE BOOK 764, PAGE 581

**WEST OURAY AVE. (60' ROW)**

**ABBREVIATIONS**

R.O.W.	RIGHT OF WAY
SQ. FT.	SQUARE FEET
NE	NORTHEAST
COR	CORNER
NW	NORTHWEST
BK	BOOK
PG	PAGE
E&T	ELECTRIC & TELECOMMUNICATION

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.

DRAWN BY: MG  
DATE: 06-27-2006  
SCALE: 1" = 30'  
APPR. BY: PTK

JOHN & VIRGINIA S. TRUJILLO  
E & T EASEMENT  
2945-151-00-055

