

WAR06VAL

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	WARNKE PROPERTIES, LLC
PURPOSE:	MULTI-PURPOSE EASEMENT FOR UTILITIES AND RELATED APPURENANCES
ADDRESS:	783 VALLEY COURT
PARCEL NO:	2697-361-06-001
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2006
EXPIRATION:	NONE
DESTRUCTION:	NONE

WHEI: RECORDED RETURN TO:
City of Grand Junction
Real Estate Division
250 North 5th Street
Grand Junction, CO 81501

2307143 BK 4115 PG 260-261
03/17/2006 02:34 PM
Janice Ward CLK&REC Mesa County, CO
RecFee \$10.00 SurChs \$1.00
DocFee EXEMPT

2

PAGE DOCUMENT

GRANT OF MULTI-PURPOSE EASEMENT

Warnke Properties, LLC, a Colorado Limited Liability Company, Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has granted and conveyed, and by these presents does hereby 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, a Perpetual Multi-Purpose Easement for the use and benefit of Grantee and for the use and benefit of the Public Utilities, as approved by Grantee, as a perpetual easement for the installation, operation, maintenance, repair and replacement of utilities and appurtenances related thereto, as approved by Grantee, including, but not limited to, electric lines, cable television lines, natural gas pipelines, sanitary sewer lines, storm sewers and storm water drainage facilities, water lines, telephone lines, and also for the installation, operation maintenance, repair and replacement of traffic control facilities, street lighting, landscaping, trees and grade structures, as approved by Grantee, on, along, over, under, through and across the following described parcel of land, to wit:

An easement for multi-purpose utility purposes across a parcel of land situated in the NW1/4 NE1/4 of Section 36, Township 1 North, Range 2 West of the Ute Meridian, County of Mesa, State of Colorado; said easement being more particularly described as follows:

The East 14.00 feet of Lot A, Tucker Subdivision, as recorded in Plat Book 15 at Page 98, City of Grand Junction, Mesa County Colorado;

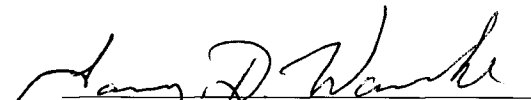
Containing 2,594 square feet, more or less, as described herein and depicted on "**Exhibit A**" attached hereto and incorporated herein by reference.

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, the said Grantor hereby covenanting with Grantee that the Easement area shall not be burdened or overburdened by the installation, construction or placement of any structures or any other item or fixture which might be detrimental to the facilities of Grantee and/or the Public Utilities or which might act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement area, the said Grantor hereby further covenanting with Grantee that Grantor has good title to the aforescribed premises; it has good and lawful right to grant this Easement; that it 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 14 day of March, 2006.

Warnke Properties, LLC,
A Colorado Limited Liability Company

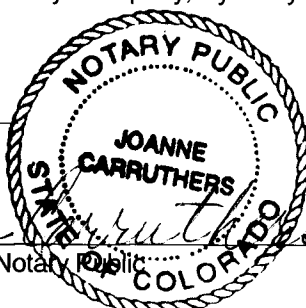


Larry Warnke, Member


Tammy D. Warnke, Member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 14th day of March, 2006, for Warnke Properties, LLC, a Colorado Limited Liability Company, by Larry Warnke, Member and Tammy D. Warnke, Member.

My commission expires: 4-08-07
Witness my hand and official seal.



Notary Public

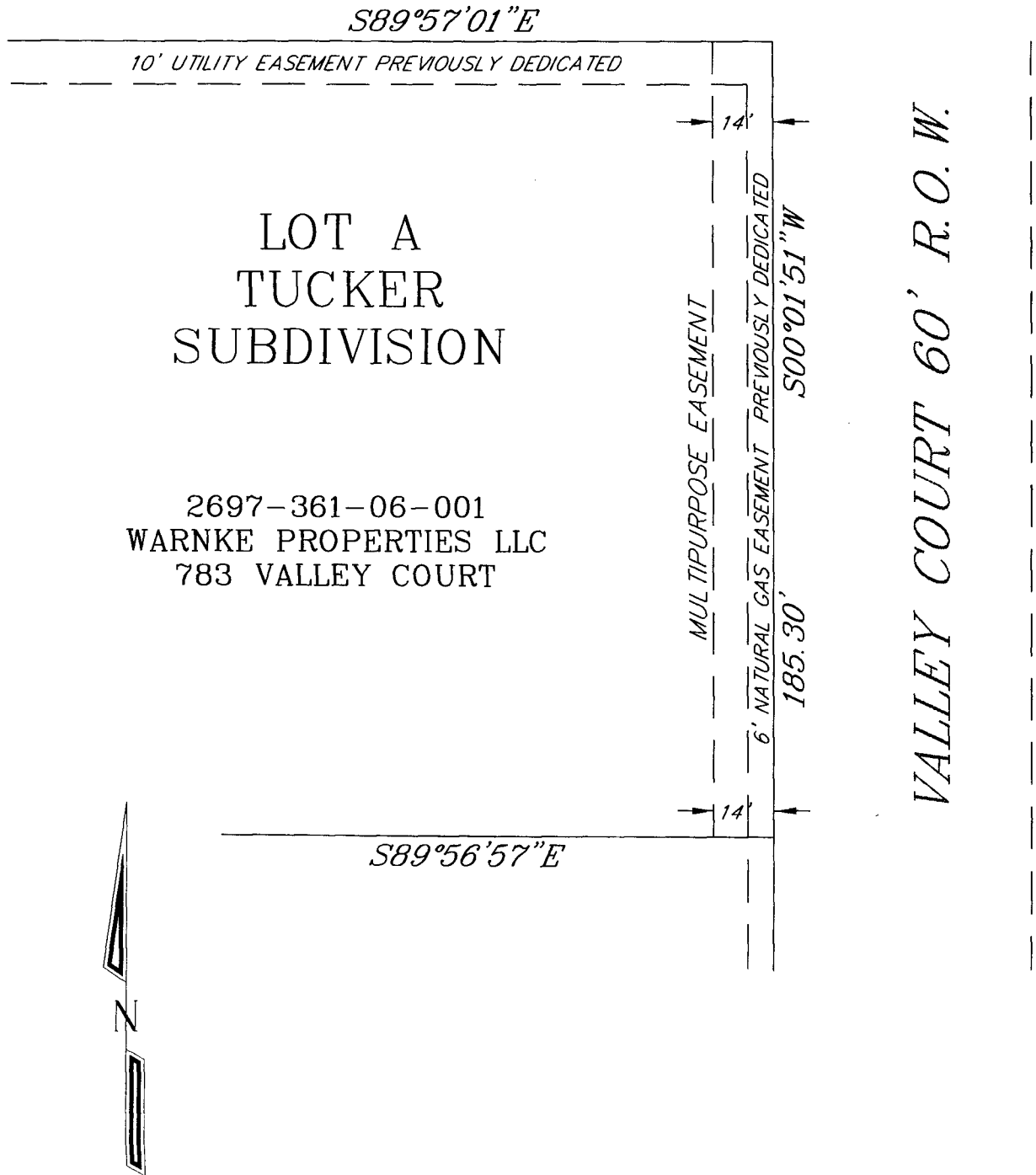
10:18 AM
3/10/2006
H:\CD\Tucker\MPE.doc

EXHIBIT A

EASEMENT DESCRIPTION

A strip of land for a multipurpose easement, being the east 14.00 feet of Lot A, Tucker Subdivision as recorded in Plat Book 15 at Page 98, City of Grand Junction, Mesa County, Colorado

Contains 2,594 Square Feet, More or Less



LOT A
TUCKER
SUBDIVISION

2697-361-06-001
WARNKE PROPERTIES LLC
783 VALLEY COURT

VALLEY COURT 60' R.O.W.

SCALE 1" = 40'