

WDD07HOE

TYPE OF RECORD:	PERMANENT
CATEGORY OF RECORD:	EASEMENT
NAME OF PROPERTY OWNER OR GRANTOR:	WDD PROPERTIES, LLP.
PURPOSE:	PERPETUAL NON-EXCLUSIVE UTILITY EASEMENT
ADDRESS:	HOESCH STREET
PARCEL NO:	N/A – SEE ATTACHED EXHIBIT C
CITY DEPARTMENT:	PUBLIC WORKS AND PLANNING
YEAR:	2007
EXPIRATION:	NONE
DESTRUCTION:	NONE

EASEMENT DEED

WDD PROPERTIES, LLLP, a Colorado Limited Liability Limited Partnership, Grantor, whose address is 726 N. 7th Street, #1, Grand Junction, Colorado for and in consideration of the sum of ten and 00/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged and in hand paid, hereby sells, grants and conveys to the CITY OF GRAND JUNCTION, a Colorado home rule municipality, Grantee, whose address is 81501address is 250 N. 5th Street, Grand Junction, Colorado 81501, its successors and assigns forever, a perpetual nonexclusive utility easement for the use of City-approved public utilities as a perpetual easement for the installation, operation, maintenance and repair of utilities and appurtenances including, but not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, equivalent other public utility providers and appurtenant facilities, along, over, under, and across the following described real property situate in the County of Mesa, State of Colorado, to wit:

The vacated right-of-way portion of Hoesch Street included within Lot 1, Block 1 of WDD Subdivision as recorded in the office of the Mesa County Clerk and Recorder in Book 4212 at Pages 239 through 240 inclusive, Reception No. 2329913 as noted on the plat as "Public Right of Way Vacation Parcel 3" and in the City of Grand Junction's Ordinance No. 3928 as parcel "C" and corrected with the same reference of "C" in the document recorded in Book 4475 at Pages 619 through 623 inclusive, all situated in the Southeast ¼ of Section 15, Township 1 South, Range 1 West of the Ute Meridian, Mesa County, Colorado.

The Easement includes the right of ingress and egress on, along, over, under, through and across by the City and its beneficiaries, successors, or assigns, together with the right to trim or remove interfering trees and brush provided however, that the City shall utilize the same in a reasonable and prudent manner. The easement area shall not be burdened or overburdened by erecting or placing any improvements thereon which may impede the use of the easement and/or prevent the reasonable ingress and egress to and from the easement.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereunto belonging or in anywise appertaining, unto the said Grantee and unto its successors and assigns forever, the Grantor warrant and shall defend the title to the Grantee and its heirs and assigns against all persons claiming to hold title by, through or under the Grantor.

Executed and delivered this 23rd day of July 2007.

WDD PROPERTIES, LLLP
a Colorado Limited Liability Limited Partnership

William B. Thompson
William B. Thompson, General Partner

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 23 day of July 2007, by William B. Thompson as General Partner for WDD Properties, LLLP.

Witness my hand and official seal.

Susan Mueller
Notary Public

My commission expires 06/30/2010

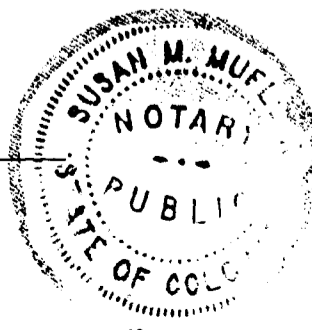
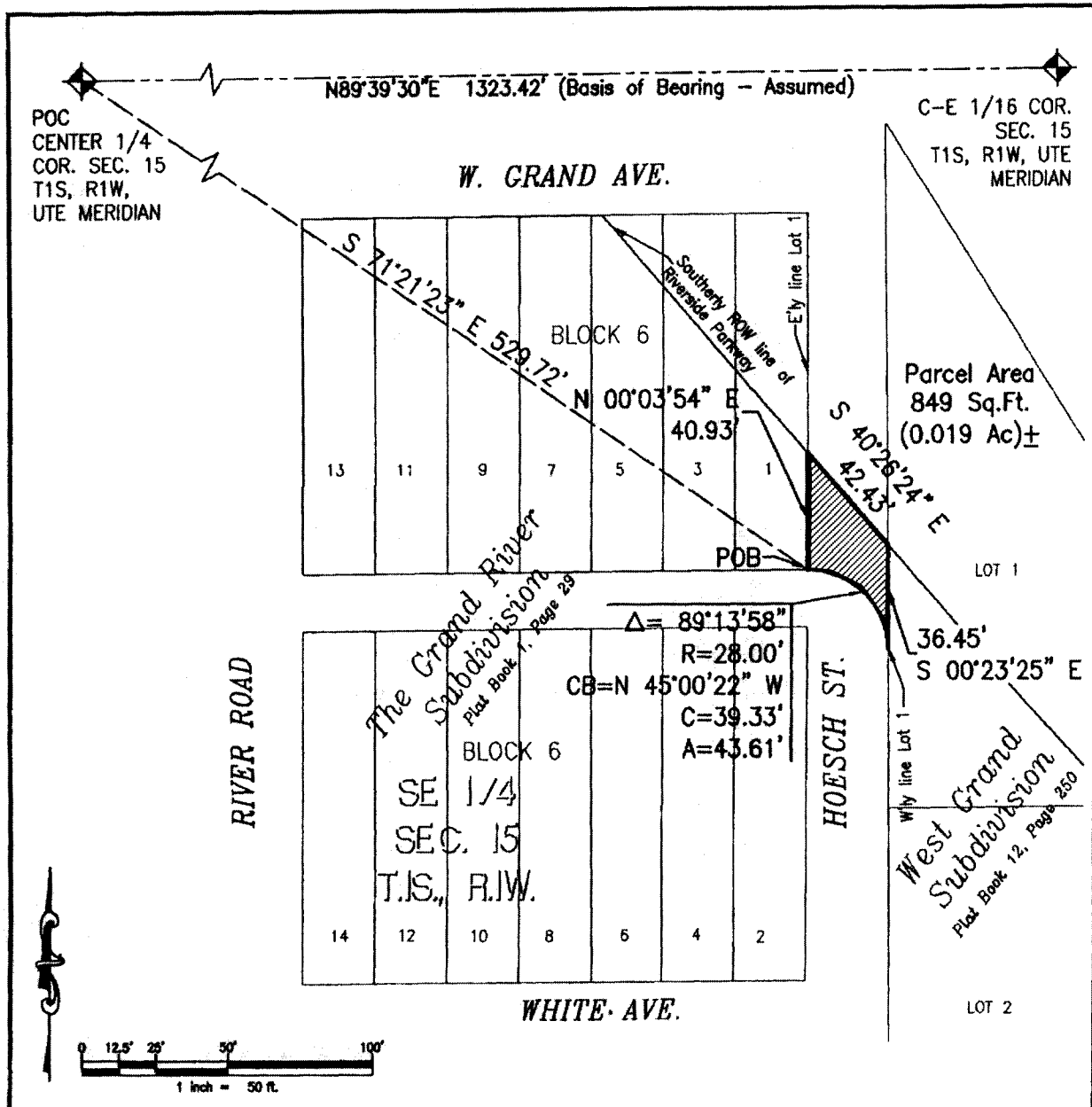


Exhibit "C"



CARTER & BURGESS PROJECT NO.		071514.406	
CLIENT PROJECT NO.			
REVISION DESCRIPTION			
DRAWN	jak	DATE	3/20/06
		SCALE	1"=50'
Carter - Burgess			
707 Seventeenth St., #2300, Denver, CO 80202			
<small>(303) 885-4444 Fax (303) 885-4988</small>			
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RIGHT OF WAY VACATION SE 1/4 SEC. 15 T1S R1W UTE MERIDIAN		
TITLE: CITY OF GRAND JUNCTION MESA COUNTY, COLORADO		
REVISION:	DRAWING NO.	SHEET NO.
0	RoadVac1.DWG	2 of 2