

RECEPTION #: 2709448, BK 5670
PG 446 12/12/2014 at 01:51:29 PM, 1
OF 2, R \$15.00 S \$1.00 EXEMPT
Sheila Reiner, Mesa County, CO
CLERK AND RECORDER

GRANT OF COMPRESSED NATURAL GAS PIPELINE EASEMENT

Legazee Properties, LLC, a Colorado Limited Liability Company, "Grantor", whose address is 2515 Riverside parkway, Grand Junction, CO 81501, owner of Lot 1 of the Ice Skating Subdivision, Mesa County, Colorado, described in Book 4231, Page 304, Public Records of Mesa County, Colorado, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, 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 N. 5th Street, Grand Junction, CO 81501, a Compressed Natural Gas Pipeline Easement for the use and benefit of Grantee, as a perpetual easement for the installation, construction, operation, maintenance and repair of a compressed natural gas pipeline, its fixtures, devices and appurtenances. The easement area is more specifically described as on, along, over, under, and across the following described parcel of land:

An easement being the southwesterly forty feet (40') of a parcel of land known as Lot 1 of Ice Skating Subdivision, recorded at Reception number 2334019, Mesa County clerk and recorder, situated in the southwest quarter of the southwest quarter (SW1/4 SW1/4) of Section 10, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado.

Said easement contains 9235.6 square feet or 0.212 Acres 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 to enter upon said premises with workers and equipment, to survey, maintain, operate, repair, replace, control and use said Easement, and to remove objects interfering therewith, including the trimming and/or removal of trees and bushes as may be required to permit the operation of standard construction and repair machinery, subject to the terms and conditions contained herein.

The interest conveyed is an Easement for the purposes and uses and upon the terms stated herein. Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.

Grantor hereby covenants with Grantee it has good title to the herein described premises; that 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 6 day of November, 2014.

Legazee Properties, LLC
By: [Signature]

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 6th day of November, 2014, by Alan Koos as managing member for Legazee Properties, LLC.

My commission expires 7/7/2016.
Witness my hand and official seal [Signature]
Notary Public



Description authored by:
Alec K. Thomas
Colorado PLS #38274
744 Horizon Court, #110
Grand Junction, CO 81506

My Commission Expires 07/07/2016

EXHIBIT A

CITY OF GRAND
JUNCTION
2945-094-00-943

DALE R. REECE
PARCEL
2945-094-00-066

RIVERSIDE PARKWAY

EXISTING EASMENT BK 1455 PG 700

LEGAZEE PROPERTIES LLC
PARCEL 2945-103-52-001

RECEPTION NUMBER: 2334019

SW1/4 SW1/4 SECTION 10
T.1S. R.1W. UTE MERIDIAN

COLORADO RIVER

40' GAS LINE EASEMENT

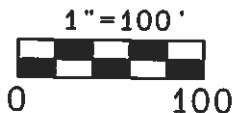
EXISTING PEDESTRIAN EASEMENT PER PLAT OF ICE SKATING SUBDIVISION

EXISTING CONCRETE PATH

SECCO INC
PARCEL 2945-152-04-004

CITY OF GRAND
JUNCTION
2945-152-04-941

THIS EXHIBIT IS FOR THE PURPOSE OF GRAPHICALLY
REPRESENTING A WRITTEN DESCRIPTION - IT DOES
NOT REPRESENT A MONUMENTED BOUNDARY SURVEY



RIVER CITY
CONSULTANTS

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Grand Junction, Co. 81506
Phone: 970.241.4722
Fax: 970.241.8841

Drawn: AKT Checked: KST 8/19/2014

Job No. 1426

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