

GRANT OF MULTI-PURPOSE EASEMENT

Ford of Grand Junction, LLC, Grantor, whose mailing address is 2264 Highway 6 and 50, Grand Junction, Colorado, 81505, owner of that certain parcel of land in Mesa County, Colorado, as described in and evidenced by a Warranty Deed recorded at Reception #2763580 in the Public Records of Mesa County Clerk and Recorder, 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 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 City approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to, electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, water lines, telephone lines, traffic control facilities, street lighting, landscaping, trees and grade structures, on, along, over, under, through and across the land described in the attached Exhibit A, and depicted in the attached Exhibit B, said exhibits incorporated herein by this reference, said parcel of land containing 6,066 square feet, more or less.

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 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.

1. The interest conveyed is an easement for the limited purposes and upon the terms stated herein. Grantor reserves the right to use and occupy the real property burdened by this easement for any lawful purpose which will not substantially interfere with the full use of the rights herein granted. Except as expressly permitted in writing by the Grantee, Grantor will not install or permit the installation of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover, in or on the easement area. In the event such are installed, the City has the right to require the Grantor to remove them at their expense, or if Grantor fails to do so, to remove them without any liability or obligation for repair and replacement, and to charge Grantor for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.
2. Grantor hereby covenants with Grantee that 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 26 day of July, 2016.

GRANTOR: Ford of Grand Junction, LLC

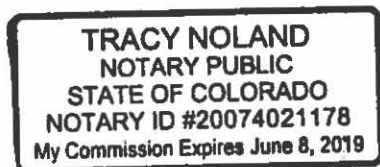
G. Michael Ferris
by G. Michael Ferris, member

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 26 day of July, 2016,
by G. Michael Ferris as member of Ford of Grand Junction, LLC.

My commission expires 6/8/2019.

Witness my hand and official seal.



Tracy Noland
Notary Public

EXHIBIT A

NORTH 3 ACRES OF LOTS 16 & 17 14 FOOT WIDE MULTIPURPOSE EASEMENT

A multipurpose easement, being the northerly fourteen feet of Lot 17 and the northerly fourteen feet of Lot 16, lying west of Independent Ranchman's Ditch, contiguous to the southerly Right of Way of G Road, as shown on that Plat of Smith & Bailey's Riverside Subdivision, Reception No. 17144, situate within Government Lot 2, Township 1 North, Range 1 West, Ute Meridian, Mesa County, State of Colorado;

CONTAINING 6,066 square feet, more or less.

This description was prepared by James A. McKew for Rolland Consulting Engineers, 405 Ridges Blvd., Grand Junction, Colorado.

EXHIBIT B

