

SEWER EASEMENT DEED

HLI Holdings LLC, a Colorado limited liability company, whose address is 205 N. 4th Street, Grand Junction, Colorado 81501 ("Grantor"), for no consideration, grants and conveys to the City of Grand Junction, whose address is 250 North 5th Street, Grand Junction, Colorado 81501 ("Grantee"), a perpetual, non-exclusive, twenty foot (20') sanitary sewer easement over, under, through and across the real property legally described as:

TRACT C
CHIPETA ESTATES,

a subdivision of the W1/2E1/2SE1/4NW1/4 of Section 29, Township 1 South, Range 1 East of the Ute Meridian, City of Grand Junction, Mesa County, Colorado.

The easement shall be for the construction, installation, use, maintenance, repair, removal, replacement, resizing, relocation and redesign of one (1) or more sewer pipelines and related facilities. The easement shall carry with it the full right and authority to cut, remove, trim or otherwise control all trees and landscaping, brush, and other growth on the easement that may interfere with Grantee's use of the easement or rights under this Deed. Grantor shall not burden or overburden the easement by erecting or placing any improvements on it which may impede the use of the easement and/or prevent reasonable ingress and egress to and from the easement. The grant described in this Deed is without warranty of title and is subject to all prior encumbrances, easements, restrictions, reservations and rights-of-way, if any, affecting the Property.

DATED: January 10th, 2017.

HLI Holdings LLC, a Colorado limited liability company

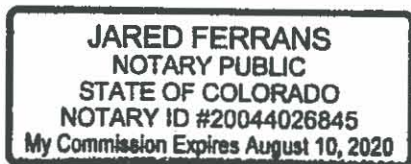
By: 
Craig N. Springer, Manager

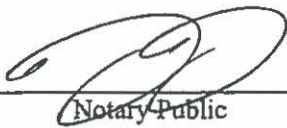
STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 10TH day of JANUARY, 2017, by Craig N. Springer, Manager of HLI Holdings LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: _____




Notary Public