GRANT OF EASEMENT

FAE Grand Junction, LLC, a Utah limited liability company, Grantor, whose mailing address is 166 East 14000 South, Suite 210, Draper, Utah 84020, is the fee simple owner of that certain real property located in Mesa County, Colorado and described in that certain Warranty Deed recorded at Reception No. 2826644 in the land records of the 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 easement for the use and benefit of the Grantee and of the public for a bus stop shelter, including but not limited to installation, maintenance, repair, improvement, replacement and enhancement of related improvements, on, along, over, under, through and across the parcel of land described in the attached Exhibit A, and depicted in the attached Exhibit B, which exhibits are incorporated herein by this 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 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 limited purposes and uses 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 is not inconsistent with and which will not unreasonably interfere with the full use and quiet enjoyment of the rights herein granted.

Grantor hereby covenants with Grantee it has good title to the 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 2018 day of February, 2018.
GRANTOR: FAE GRAND JUNCTION LLC, a Utah limited liability company
By:
Printed name: NATE BALLARD
Title/office of signor: C.O.O (1001265)
State of Utah)
County of SALT LAKE)
The foregoing instrument was acknowledged before me this 2014 day of February, 2018, by
NATE BALLARS as C.O.O. (MONRES) for FAE Grand Junction, LLC.
My commission expires 3/24/20.
Witness my hand and official seal.
Robert Roman Groesbeck Notary Public State of Utah My Commission Expires on: March 24, 2020
Comm. Number: 688506

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EXHIBIT A

A certain parcel of land lying in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 12, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at a point on the South line of Lot 21, Exposition Arcade, as same is recorded in Plat Book 7, Page 68, Public Records of Mesa County, Colorado; thence Northerly, perpendicular to said South line, a distance of 9.50 feet; thence Easterly, parallel to said South line, a distance of 18.00 feet; thence Southerly, perpendicular to said South line, a distance of 9.50 feet; thence Westerly, along said South line, a distance of 18.00 feet to the Point of Beginning.

<u>ABBREVIATIONS</u>

P.O.C.

POINT OF COMMENCEMENT

P.O.B.

POINT OF BEGINNING RIGHT OF WAY

R.O.W. SEC.

SECTION

TWP.

TOWNSHIP

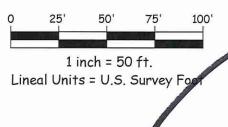
RGE.

RANGE

U.M.

UTE MERIDIAN

The sketch and description shown hereon has been derived from subdivision plats and deed descriptions as they appear in the office of the Mesa County Clerk and Recorder. This sketch does not constitute a legal survey, and is not intended to be used as a means for establishing or verifying property boundary lines.



SHEET 3 OF 3

GVT SHELTER EASEMENT COLORADO

OVAL LANT

N:CADD/PETERK/STARBUCKS ON NORTH AVE

DRAWN BY: P.T.K. DATE: 11-28-2016 SCALE: 1" = 50'

FAE GRAND JUNCTION, LLC APPR. BY: M.G.

