

GRANT OF UTILITY EASEMENT 136 S. 7TH STREET

RAEN, LLP, a Colorado Limited Liability Partnership, Grantor, whose address is 2665 G-1/2 Road, Grand Junction, CO 81506, who is the owner of the following described real property in Mesa County, Colorado:

Lots 1, 2, 3, 4 and 5, Block 115, Plat of Resurvey of Second Division of City of Grand Junction, as same is recorded in Plat Book 2, Page 37, 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 non-exclusive easement to install, operate, maintain, repair and replace City approved utility lines and fixtures, including the operation, maintenance and repair of said utilities and appurtenances, on, along, over, under, through and across the following described parcel of land, to wit:

A certain parcel of land lying in the Southeast Quarter (SE1/4) of Section 14, Township 1 South, Range 1 West of the Ute Principal Meridian and lying entirely within Lot 5, Block 115, Plat of Resurvey of Second Division of City of Grand Junction, as same is recorded in Plat Book 2, Page 37, Public Records of Mesa County, Colorado, being more particularly described as follows:

The North 7.0 feet of the West 8.0 feet of the East 50.73 feet of Lot 5, Block 115, Plat of Resurvey of Second Division of City of Grand Junction, as same is recorded in Plat Book 2, Page 37, Public Records of Mesa County, Colorado

Said easement contains 56 Square Feet, 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 of trees and bushes as may be required to permit the construction, operation and maintenance of utilities and appurtenances, 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 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 substantially interfere with the full use and quiet enjoyment of the rights herein granted. Grantor will not install on the Easement, or permit the installation on the Easement, of any building, structure, improvement, retaining wall, sidewalk, patio, tree or other landscaping, other than the usual and customary grasses and other ground cover.

The easement shall be for the use and benefit of Grantee, its members, employees, agents, assigns and contractors or any of its successors in title or interest.

Grantors hereby covenant with Grantee they have good title to the herein described premises; that they have good and lawful right to grant this Easement; that they will warrant and forever defend the title and quiet possession thereof against the lawful claims and demands of all persons whomsoever.

SHEET 1 OF 3

Executed and delivered this 27th day of June, 2018, by John G. Leyh, II, General Partner, and Karan K. Leyh, as General Partners of RAEN, LLP.

By: [Signature]
John G. Leyh, II, General Partner
RAEN, LLP

By: [Signature]
Karan K. Leyh, General Partner
RAEN, LLP

State of Colorado)
)ss.
County of Mesa)

The foregoing instrument was acknowledged before me this 27 day of June, 2018, by John G. Leyh, II and Karan K. Leyh, General Partners of RAEN, LLP.

My commission expires July 23, 2020.

Witness my hand and official seal.

[Signature]
Notary Public

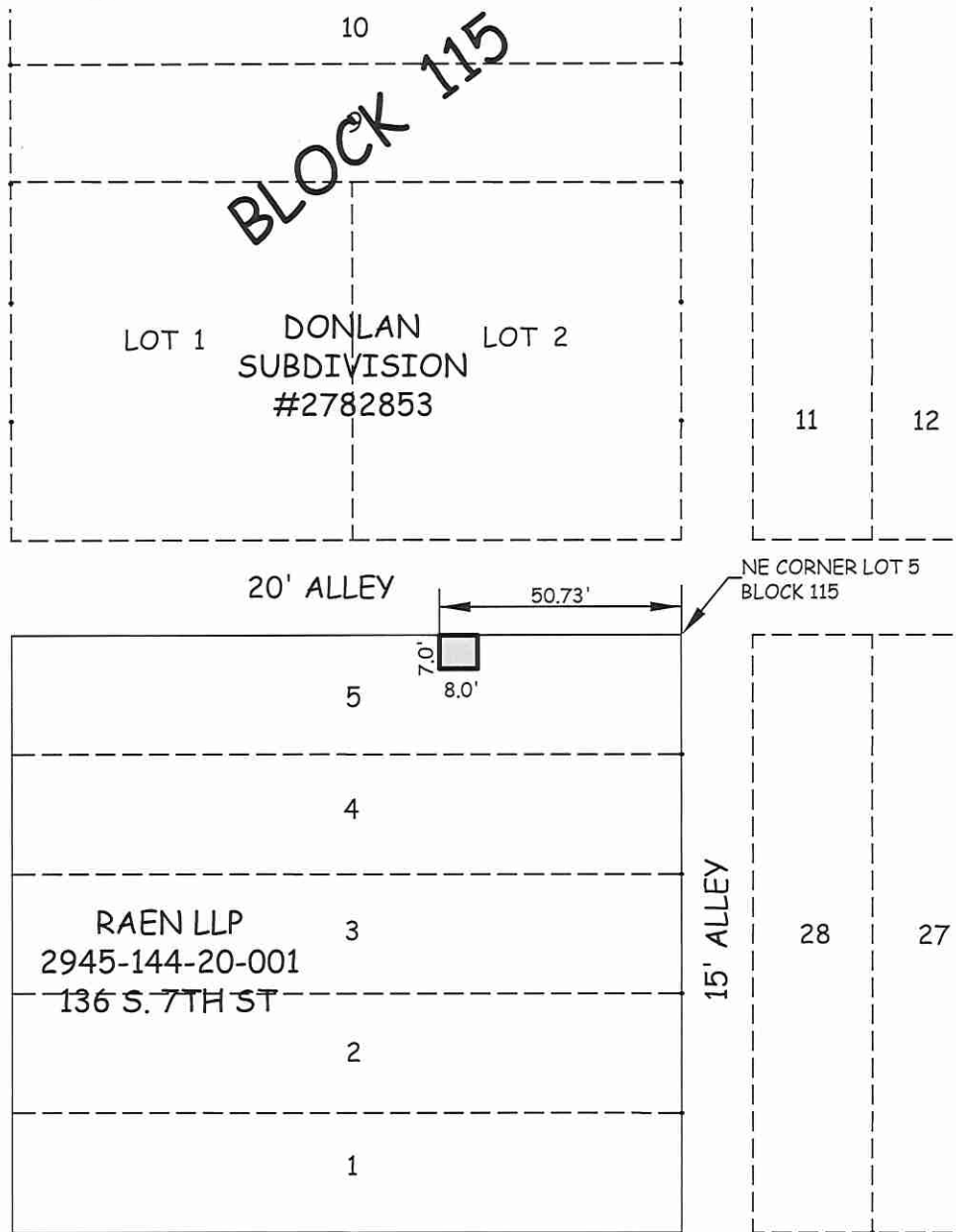
HANNA M. COSTANZO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID #20124044930
My Commission Expires July 23, 2020

EXHIBIT "A"

BLOCK 115



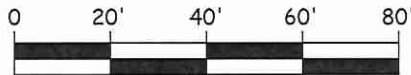
SOUTH 7TH STREET



COLORADO AVENUE

ABBREVIATIONS

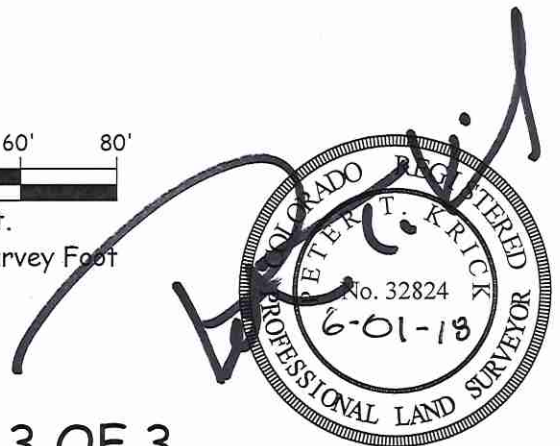
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- SEC. SECTION
- TWP. TOWNSHIP
- RGE. RANGE
- U.M. UTE MERIDIAN



1 inch = 40 ft.

Lineal Units = U.S. Survey Foot

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

N:\CADD\PTERK\MESA PAWN

DRAWN BY: P.T.K.
 DATE: 05-31-2018
 SCALE: 1" = 40'
 APPR. BY: M.G.

UTILITY EASEMENT
 2945-144-20-001
 136 S. 7TH STREET

