

RIT96IRS

TYPE OF RECORD: PERMANENT

CATEGORY OF RECORD: POWER OF ATTORNEY

NAME OF AGENCY OR CONTRACTOR: THAD B. RITTER AND BECKY R.
RITTER

STREET ADDRESS/PARCEL NAME/SUBDIVISION/PROJECT: 2249 IRIS
COURT 2945-073-18-003 IRIS COURT SUBDIVISION

CITY DEPARTMENT: COMMUNITY DEVELOPMENT

YEAR: 1996

EXPIRATION DATE: NONE

DESTRUCTION DATE: NONE

Street Address: 2249 Iris Ct
Grand Jct CO 81503

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Parcel # 2945-073-18-003

1770318 1054AM 09/06/96
MONIKA TODD CLK&REC MESA COUNTY CO

**UTILITY CONNECTION AND ANNEXATION AGREEMENT
AND DECLARATION OF COVENANTS**

This Utility Connection and Annexation Agreement and Declaration of Covenants is made between Thad & Becky Ritter, of the County of Mesa, State of Colorado, herein called 'declarant' or 'owner,' and the CITY OF GRAND JUNCTION, COLORADO, in Mesa County, State of Colorado, herein called 'City.'

WITNESSETH:

1. Owner hereby covenants that (s)he is the Owner in fee of the following described real property located in Mesa County, Colorado: [attach the legal as Exhibit "A"]

2. In consideration for and as a condition precedent to being allowed to connect to the Persigo Regional Sewer System and to receive sewer service for the above described property, said Owner hereby covenants, agrees and declares that the following terms, covenants, conditions, restrictions, and obligations shall be deemed to run with the land described in paragraph 1 above, and shall be binding and accrue to the Declarant, Declarant's heirs, successors and assigns and any person acquiring or holding an interest in said property, their grantees, successors, heirs, executors, administrators or assigns, for the benefit of the City and said property.
 - a. Sewer service from the City of Grand Junction or the Persigo Regional Sewer System shall be subject to all terms and conditions as provided by the ordinances and regulations of the City as such may exist from time to time.
 - b. The owner and applicant agree to annex (and to execute a petition for annexation of the property served) to the City upon request at any time that such property is eligible for annexation. Further, each such owner and/or applicant agrees to forthwith execute and deliver to the City subsequent petition(s) for annexation at any time upon request of the City. This agreement shall be binding upon and shall run with the land for which service is provided.
 - c. As a condition precedent to the supplying of such sewer services, the undersigned consumer who is the owner in fee of the real property so supplied as described above, hereby agrees and covenants to apply for and consent to the annexation of the area described above to the City of Grand Junction at such date as the area described above or any portion thereof becomes eligible for annexation, as determined solely by the City. The undersigned hereby irrevocably appoints the Grand Junction City Clerk as his lawful attorney-in-fact for the purpose of executing a petition for annexation or petition for

annexation election with respect to the property described above. The undersigned further agrees to fully cooperate in annexation efforts and to sign no annexation petition or petition for annexation election which has the effect or is intended to hinder any annexation and to take no actions to hinder, delay, or avoid annexation of the property described above. The City shall be entitled to recover all costs, including reasonable attorney's fees, which it incurs in enforcing this annexation agreement on account of any breach of this agreement by the undersigned, his or her heirs, successors, or assigns,

IN WITNESS THEREOF, Owner has executed this Agreement as of the date above first written.

Becky Ritter

Signature of Declarant/Owner

Becky Ritter

Thad Ritter

(Print Name)

8/20/96

Date of Signature

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

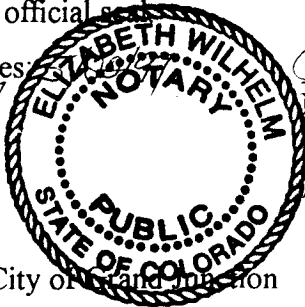
The foregoing was acknowledged before me this *20th* day of *August*, 1996, by *THAD RITTER*.

Witness my hand and official seal

My commission expires:

5/22/97

(SEAL)



Elizabeth Wilhelm

Notary

Address

359 Main St, Grand Vit CO 81501

APPROVED by the City of _____ and _____

By

J. Roman

Reception No. _____ Recorder.
Recorded at _____ o'clock _____ M.. _____

WARRANTY DEED

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Grantor(s).
LARRY A. SUTHERLAND

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whose address is

1620165 09:06 AM 11/12/92
MONIKA TODD CLK&REC MESA COUNTY CO
DOC # 8.49

*County of _____, State of _____

_____ , for the consideration of
EIGHTY-FOUR THOUSAND NINE HUNDRED AND no/100 (\$84,900.00)
dollars, in hand paid, hereby sell(s)

and convey(s) to
THAD B. RITTER AND BECKY R. RITTER AS JOINT TENANTS
whose legal address is 2249 Iris Court, Grand Junction, Colorado 81503

County of Mesa, and State of Colorado

the following real property in the _____ County of Mesa, and State of Colorado

Colorado, to wit:
Lot 1 of
IRIS COURT SUBDIVISION

also known by street and number as 2249 Iris Court, Grand Junction, Co. 81503

with all its appurtenances, and warrant(s) the title to the same, subject to
1992 taxes due and payable in 1993 and subsequent years; easements, restrictions,
reservations and rights of way of record if any

Signed this 10th day of November, 19 92 .

Larry A. Sutherland

Larry A. Sutherland

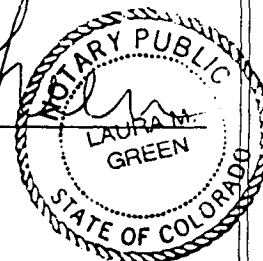
STATE OF COLORADO,
County of Mesa } ss.

The foregoing instrument was acknowledged before me this 10th day of November, 19 92 ,
by LARRY A. SUTHERLAND

My commission expires 3-25-95 . Witness my hand and official seal.

Laura M. Green

Notary Public



*If in Denver, insert "City and."

92-10-148