

GRANT OF MULTI-PURPOSE EASEMENT

Austin Randall, Grantor, whose address is 3060 Upham Street, Wheat Ridge, Co, 80033, 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 following described parcel of land, to wit:

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼) of Section 5, Township 1 South, Range 1 West of the Ute Meridian and being more particularly described as follows:

The North 14.0 feet of the South 15.0 feet, together with, the East 14.0 feet of the West 15.0 feet of Lot 9, Johnston's Subdivision, as same is recorded in Plat Book 9, Page 27, Public Records of Mesa County, Colorado.

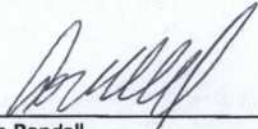
Said strip of land contains 6,156 square feet or 0.14 Acres, more or less, as described herein and depicted on **Exhibit "A"** attached hereto and incorporated herein by reference.

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 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 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; provided, however, that Grantor hereby covenants with Grantee that the Easement shall not be burdened or overburdened by the installation, construction or placement of any improvements, structures or fixtures thereon which may be detrimental to the facilities of Grantee or which may act to prevent reasonable ingress and egress for workers and equipment on, along, over, under, through and across the Easement.
2. Grantor hereby covenants with Grantee 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.

SHEET 1 OF 3

Executed and delivered this 22 day of OCTOBER, 2012.

By: 
Austin Randall

State of Colorado)
County of Jefferson)ss.

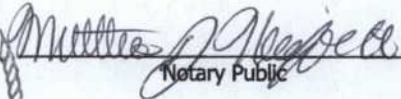
The foregoing instrument was acknowledged before me this 20th day of October, 2012, by Austin Randall

My commission expires 12/1/2013.

Witness my hand and official seal.



My Comm. Exp. 12-01-2013


Notary Public

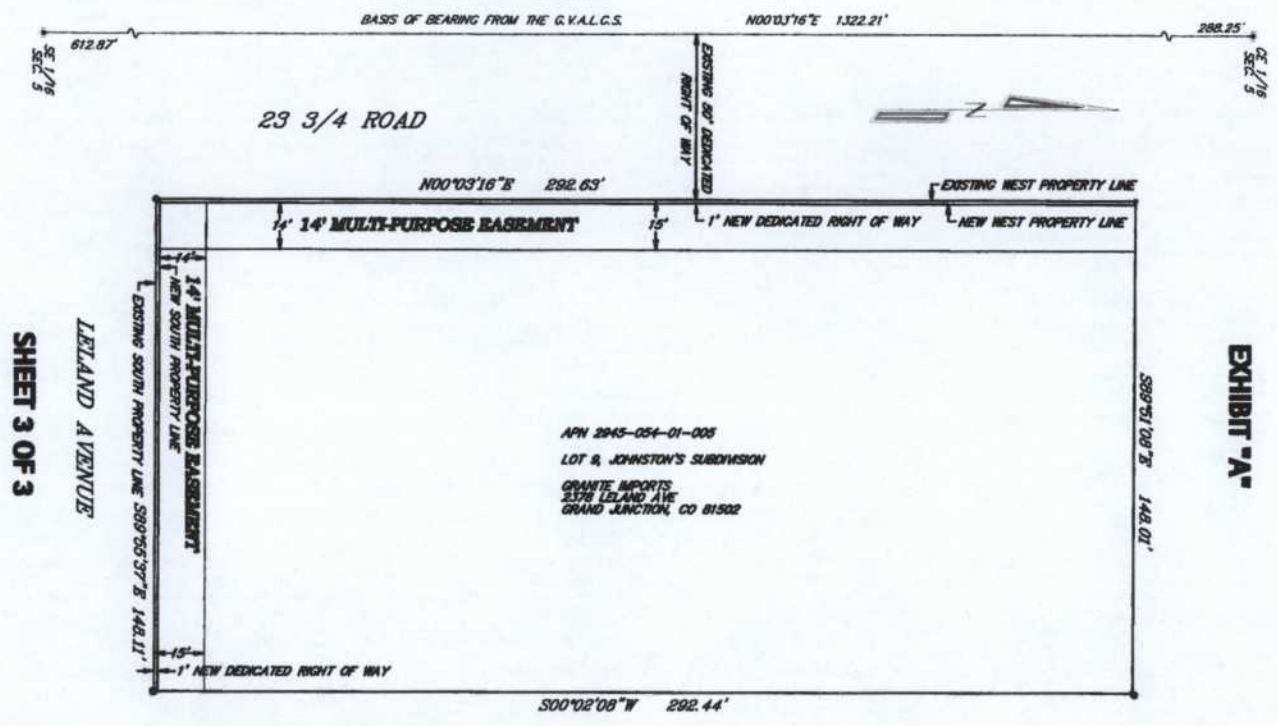


EXHIBIT "A"