

GRANT OF EASEMENT

THIS INDENTURE, Made this 17th day of April, 1969, between ARNOLD E. FRIEND and JOYCE A. FRIEND, of Star Route, Box 315, Loveland, in the County of Larimer, and State of Colorado, of the first part, and JOHN O. ANDERSON, of 714 Elizabeth, Fort Collins, in the County of Larimer, and State of Colorado, of the second part.

WITNESSETH, That in consideration of Ten Dollars (\$10.00) and other valuable consideration to him paid by the party of the second part, the receipt whereof is hereby acknowledged, the party of the first part, for himself, his heirs, and assigns, covenants and grants with and to the party of the second part, his heirs, and assigns, that it shall be lawful for him his heirs, and assigns, and their agents and servants, and the tenants and occupants from time to time of the premises now held by the second party in Township 7 North, Range 71 West of the 6th P.M., Larimer County, Colorado, and any other person or persons, for his and their benefit and advantage, at all times freely to pass and repass on foot, or with animals, vehicles, loads, or otherwise, through and over the existing road or way, located in Township 6 North, Range 70 West of the 6th P.M., Sections 3, 10 and 15, Larimer County, Colorado; and that it shall be lawful for the party of the second part, his heirs, and assigns, to make and lay causeways, or otherwise to repair said way, including deviations or reasonable changes in direction thereof as there shall be occasion.

And the party of the second part, for himself, his heirs, and assigns, hereby covenants with the party of the first part, his heirs, and assigns, that he, the party of the second part, his heirs, and assigns, from time to time, and at all times hereafter, at his or their own costs and expense, will repair and maintain, and keep repaired, in a proper, substantial, and workmanlike manner, the said road or way, the right of passing in and over which is hereby granted, and the gate erected by the party of the first part across the said way, at the end thereof, and the fastening belonging thereto; and also that the party of the second part,

his heirs, and assigns, and his and their agents and servants, and the tenants and occupants for the time being of the said land using the said way, at all times immediately after he or they shall have used and passed through the said gate, will shut and fasten it.

It is expressly understood and agreed that the right of way hereby granted is sixty (60) feet wide, extending thirty (30) feet ^{to each side} from the center line of said existing road.

Dated at Fort Collins, Colorado.

Party of the First Part:

Arnold E. Friend

Joyce A. Friend

Party of the Second Part:

John O. Anderson

STATE OF COLORADO)
)
County of Larimer)

The foregoing instrument was acknowledged before me this 17th day of April, 1969, by ARNOLD E. FRIEND and JOYCE A. FRIEND, party of the first part, and JOHN O. ANDERSON, party of the second part.

Witness my hand and official seal.

My commission expires June 6, 1971.

Malcolm H. Hargrett
Notary Public