

**SANITARY SEWER EASEMENT DEED**

THIS DEED, made this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, between (name) \_\_\_\_\_

of (address) \_\_\_\_\_

("Grantor"), and GRANT WATER AND SANITATION DISTRICT, a quasi-municipal corporation organized and operating in the County of Jefferson, State of Colorado, whose address is P.O. Box 1239, Evergreen, CO 80437 ("Grantee"),

WITNESSETH, that Grantor for and in consideration of the sum of One Dollar (\$1.00), receipt and sufficiency of which is hereby acknowledged, and the prospective benefits to be derived by Grantor by reason of the locating, establishing and constructing of sanitary sewer facilities for the removal and disposal of sewage under the supervision of and for Grantee, and other good and valuable consideration in hand paid, does hereby grant, bargain, sell and convey to Grantee, its successors and assigns, a perpetual non-exclusive easement and right-of-way for sanitary sewer facilities across property owned by Grantor and situated in Jefferson County, Colorado, being more particularly described in Exhibit A, attached hereto and made a part hereof and hereinafter referred to as "the servient estate".

Grantor further grants, bargains, sells and conveys to Grantee the perpetual right to enter, re-enter and use the hereinbefore described servient estate to locate, construct, inspect, operate, maintain, repair, remove, replace, re-locate and re-construct sanitary sewer facilities for the removal and disposal of sewage, including underground and surface facilities and appurtenances thereto, into, within, over, upon, across, through and under the servient estate,

Grantor further grants to Grantee the right from time to time to trim and cut down and clear away any and all structures or buildings, trees, brush, woody plants and nursery stock now or hereafter on the servient estate which in the opinion of Grantee are a hazard to the facilities or appurtenances of Grantee or interfere with the exercise of Grantee's rights hereunder.

Grantor hereby warrants that Grantor has full right and lawful authority to make the grant herein contained and that Grantor has fee simple title to the servient estate.

Grantor releases Grantee from any and all claims for damages arising in any way for or incident to the construction and/or maintenance of sanitary sewer facilities across the servient estate.

PROVIDED, HOWEVER, Grantor expressly reserves to Grantor and Grantor's heirs, successors, and assigns the right to use and enjoy the servient estate provided and so long as such use and enjoyment does not interfere with the installation, construction, maintenance, repair, inspection, and operation of the sanitary sewer facilities installed or permitted to be installed by Grantee and so long as Grantor does not erect or place any building, tree or other obstruction on the servient estate except as the same may be otherwise expressly permitted herein.

