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Page: 1 of 2
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GRANT OF EASEMENT

TRU-WORTH, LTD., a Colorado Limited Partnership (Grantor) for good and valuable consideration, receipt of which is hereby acknowledged, grants, bargains, sells and conveys unto **LION'S HEAD WATER USER'S ASSOCIATION, a Colorado non-profit corporation** (Grantee), its successors and assigns, the following a non-exclusive easements:

1. Easement for water well and water transmission lines (the "Water Easement"), over and across the lands of Grantor, being Lot 8, ELK SPRINGS RANCH, according to the plat thereof filed for record September 2, 1993 in Book 12 at Page 50, Montezuma County, Colorado ("Lot 8" or the "Servient Estate") and being more particularly described on attached **Exhibit A**, made a part hereof by this reference, together with all rights incidental to the beneficial use thereof, including but not limited to appurtenant utilities and access for the purpose of constructing, operating, inspecting, maintaining, repairing, renewing, substituting, and removing the water well and water transmission lines.
2. Easement for ingress and egress over, across and along Elk Springs Drive to the point of intersection with the 30' wide access easement the centerline of which is the common boundary between Lots 7 and 9 of Elk Springs Ranch, all as shown on the plat of Elk Springs Ranch recorded in Book 12 at Page 50 of the Montezuma County, Colorado real estate records for the limited purpose of access to the water well and water transmission lines located in the Water Easement in connection with the construction, operation, inspection, maintenance, repair, renewal, substitution and removal of said water well and water transmission lines(the "Subdivision Access Easement").
3. Easement for ingress and egress over and across Lot 8, along the route of an existing road commencing at the Eastern terminus of Subdivision Access Easement at its point of intersection with the Western boundary line of Lot 8 and proceeding thereafter in an Easterly Direction along the route of said existing road to the point of intersection with the Water Easement, for the limited purpose of access to the water well and water transmission lines located in the Water Easement in connection with the construction, operation, inspection, maintenance, repair, renewal, substitution and removal of said water well and water transmission lines and which easement includes all rights incidental to the beneficial use thereof, including but not limited to removal of snow from the traveled surface and maintenance of shoulders and drainage (the "Lot 8 Access Easement").

The Water Easement, Subdivision Access Easement and Lot 8 Access Easement (collectively, the "Easements") are hereby granted for the benefit of those lands participating in the Lion's Head Water User's Association (the "Dominant Estate"). The Easements shall run with the land, subject to the conditions set forth herein, and shall be binding upon and shall inure to the benefit of the owners of the Dominant and Servient Estates, their heirs, successors or assigns.

DATED this 12th day of August, 2004.

TRU-WORTH, LTD, a Colorado Limited Partnership

By: RON TRUJILLO, INC., as General Partner

By: *Ron Trujillo* President
Ron Trujillo, President