

BOOK 1086 PAGE 354

THIS INSTRUMENT made this 29<sup>th</sup> day of September, 1958, between S. N. CLARY & FERRIE M. CLARY of ARAPAHOE COUNTY, COLORADO, first party, 1st, and the ALTURA SANITATION DISTRICT, a corporation, second party, ITESSETH;

hereas, first part 1st is are the Owner S in fee simple of

TRACT ELEVEN (11) Except known ALTURA FARMS  
ARAPAHOE County Colo

And whereas, second party is constructing a SEWER LINE within its boundaries, and

hereas, second party is desirous of constructing and maintaining SAID SEWER LINE across the above-described tract,

NO T. S. M. P. R. T. B. T. H. That in consideration of the sum of ONE Dollars and other good and valuable considerations, said 1st second party, receipt of which is hereby acknowledged by first party, 1st the first party, hereby grant, bargain, sell and convey, to the second party, its successors and assigns, full and free right and authority for and a perpetual easement for the construction, maintenance, removal and replacement of a sewer of 12 inch size as is desired by the second party described as follows:

Ten feet on either side of a center line, said line being 310 ft. North of the South line of the East 1/2 of Tract ALTURA FARMS, together with right of access for construction, maintenance and repair to the 20 ft. width of land described in this easement.

The right of easement hereby granted shall include the right to the necessary use of the surface of said land for the construction, laying, maintenance, removal, repair and replacement of said line, and shall include the right to construct and maintain manholes along said line where desired by second party and the right of abutting and adjoining owners to use this easement hereby granted to construct, connect and maintain house drains to said sewer line.

TO HAVE AND TO HOLD the right herein granted unto second party, its successors and assigns forever. And the said first party do covenant and agree that they well seized of the premises herein described as in estate of fee simple, and having good right, full power and lawful authority to grant, bargain, sell, and convey the right of easement herein granted, and that the same is free of all former and other grants, bargains, sales, liens, taxes, easements and encumbrances of whatever kind or nature soever except

IN WITNESS WHEREOF first party has hereunto set their hands and seals the day and year first above written.

Witness:

*[Signature]*

attest

BY *[Signature]* Notary

ST. FRANCIS

Notary Public for the State of Missouri  
 My Comm. expires 1938  
 BY *[Signature]* Notary

Witness: *[Signature]* My commission expires 1938

*[Signature]*

Notary Public for the State of Missouri  
 My Comm. expires 1938  
 BY *[Signature]* Notary