

GRANT OF PEDESTRIAN EASEMENT

THIS INDENTURE, made this ____ day of _____, 200_, by and between _____, as party of the first part, hereinafter referred to as “**Grantor**”, and the **CITY OF LOVELAND, COLORADO**, a municipal corporation, hereinafter referred to as “**City**.”

WITNESSETH:

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and adequacy of which is hereby acknowledged, Grantor has this day bargained and sold, and by these presents does bargain, sell, convey, transfer and deliver unto the City, its successors and assigns, an easement and right-of-way in, over, and across the real estate hereinafter described, including the perpetual right to enter upon said property at any time that it may see fit, and to construct a pedestrian way across and through the real property hereinafter described and to repair, replace, relocate, inspect, operate and maintain said pedestrian way; provided, however, that the City shall restore the ground surface to its prior condition after disturbing same except as necessary to accommodate such pedestrian way. The term “pedestrian way,” as used herein, shall include above ground sidewalks and other equipment, appurtenances and structures associated with pedestrian ways. The easement and right-of-way hereby granted, situated in Larimer County, Colorado is described as follows:

Exhibit “A” – Easement Description

Exhibit “B” – Easement Drawing

TO HAVE AND TO HOLD said easement and right-of-way unto the City, its successors and assigns forever.

The Grantor does hereby covenant with the City that it is lawfully seized and possessed of the real property above described, that it has a good and lawful right to convey the easement herein granted, that the said easement is free and clear of all encumbrances, and that it will forever warrant and defend the title thereto against lawful claims of all persons whomsoever.

City of Loveland

Official Acceptance: _____
Name Title Date

ATTEST:

City Clerk

APPROVED AS TO FORM:

Assistant City Attorney

EXHIBIT “A”
(Easement Legal Description)

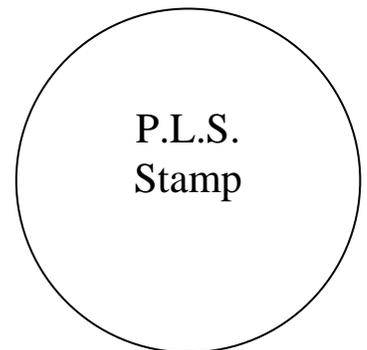


EXHIBIT “B”
(Easement Map/Drawing)

