

EASEMENT DEED

THIS DEED, made this 26th day of JANUARY, 2000, between G N DEVELOPMENT, INC., a Colorado Corporation, (Grantor), and CHERRYHILL HOMEOWNERS' ASSOCIATION, a Colorado Nonprofit Corporation, whose legal address is 2135 North Seventh Street, Grand Junction, CO 81501, (Grantee):

WITNESSETH, That the Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, sells, conveys and confirms to Grantee, its successors and assigns, the following described easement situate, lying and being in the County of Mesa and State of Colorado, to-wit:

An easement and right-of-way over and across the North sixteen and one-half (16½) feet of Lot 22, Cherryhill Subdivision, Grand Junction, Colorado, the plat of which is on file in Plat Book 17 at Pages 27 and 28 of the records of the Clerk and Recorder of Mesa County, Colorado, for the purpose of installing, using and maintaining irrigation pipe and appurtenant equipment to provide irrigation to Tract E of said Cherryhill Subdivision.

The grant herein made shall include the right of ingress and egress to and from and access on and along the easement over the property above described, with the right to use existing roads, together with full right and authority to cut, remove, trim or otherwise control trees and landscaping, brush and other growth on the easement that may interfere with Grantee's use of or the rights under the easement. Grantor agrees not to modify the grade over underground equipment and is responsible for restoration of "final grade" as necessary. Grantor reserves the right to the use and enjoyment of the surface of the easement except for the purposes granted in this deed, but such use shall not hinder, conflict or interfere with Grantee's rights under this deed or disturb Grantee's facilities. Grantor shall not erect, place or permit to remain on the easement any buildings or structures, fencing or other improvements or the storage of materials without the prior written consent of Grantee being first obtained.

Grantor warrants title to the easement conveyed by this deed, subject only to property taxes and assessments for the years 1999 and 2000.

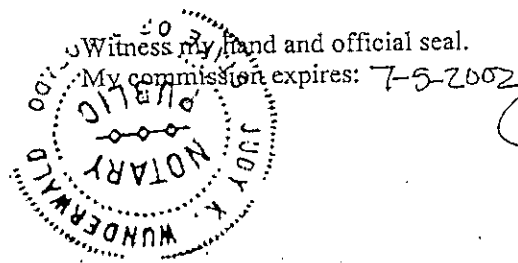
IN WITNESS WHEREOF, Grantor has executed this deed on the date set forth above.

G N DEVELOPMENT, INC.

By *Denise Cherry* _____
President

STATE OF COLORADO)
) ss.
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 26th day of January, 2000, by Denver Cherry as President of G N Development, Inc., a Colorado Corporation.



Judy K. Wunderwald
Notary Public