

PERMANENT EASEMENT

Grant of Permanent Easement, by **ARN LAND CO, LLC** ("Grantor"), whose address is 5654 Greenwood Plaza Blvd., Greenwood Village, Colorado 80111, to the **Albuquerque Bernalillo County Water Utility Authority**, a New Mexico political subdivision ("Water Authority"), whose address is P.O. Box 568, Albuquerque, New Mexico, 87103-0568.

Grantor grants to the Water Authority an exclusive, permanent easement ("Easement") in, over, upon and across the real property described on Exhibit "A" attached hereto ("Property") for the construction, installation, maintenance, repair, modification, replacement and operation of public water and sanitary sewer lines and facilities (collectively "Public Water and Sewer Lines"), together with the right to remove trees, shrubs, undergrowth and any other obstacles upon the Property if the Water Authority determines they interfere with the appropriate use of this Easement.

In the event Grantor constructs or places any improvements or encroachments (collectively "Improvements") within or upon the Property, the Water Authority has the right to enter upon the Property at any time to inspect, install, maintain, repair, modify, replace or remove (collectively "Work") the Public Water and Sewer Lines as the Water Authority deems necessary or appropriate. If the Work affects any Improvements, the Water Authority shall not be financially liable or otherwise responsible for replacing, rebuilding or repairing the Improvements. If, in the opinion of the Water Authority, the Work could endanger the structural integrity or otherwise damage the Improvements, the Grantor shall, at his own expense, take whatever protective measures the Grantor deems necessary or appropriate to safeguard the Improvements.

Grantor covenants and warrants that Grantor is the owner in fee simple of the Property, that Grantor has a good lawful right to convey the Property or any interest therein, and that Grantor will forever warrant and defend the title to the Property against all claims from all persons or entities.

The grant and other provisions of this Easement constitute covenants running with the Property for the benefit of the Water Authority and its successors and assigns until terminated.

GRANTOR

ARN LAND CO, LLC

By:


Robert L. Alvarado, Member

Date: May 1, 2025

Acknowledged:

**Albuquerque Bernalillo County
Water Utility Authority**

By:


Engineer

6/13/25

Doc# 2025049284

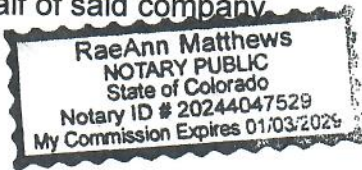
06/13/2025 02:08 PM Page: 1 of 4
EASE R:\$25.00 Michelle S. Kavanaugh, Bernalillo County

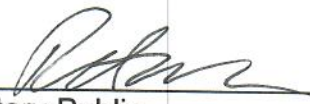


[corporate acknowledgment]

STATE OF COLORADO)
) ss
COUNTY OF ARAPAHOE)

This instrument was acknowledged before me on this 1st day of May 2025, by Robert L. Alvarado, Member of ARN Land Co, LLC, a Colorado limited liability company, on behalf of said company.





Notary Public

My Commission Expires:

01/03/2029