

## Cross – Access Easement Agreement

(Iron Mountain Wilderness Tract 18, Iron Mountain West, and Tract 18 Unit A)

This Cross Access Easement Agreement is entered into this 26<sup>th</sup> day of September, 2016 by Edwin William Sifferlin ("Sifferlin") ( a "Party) and the property owners of Tract 18 Unit A, Hidden Wilderness Subdivision.

### Background and Purpose

Mr. Sifferlin is the owner of Tract 18, Iron Mountain West, Iron Mountain Wilderness Subdivision, in the County of Fremont, State of Colorado. The party desires to grant a perpetual, non-exclusive access and utility easement over, under, and across a portion of their property as described and shown in the attached exhibits. The Party's intention is to create a 10 foot wide access and utility easement that will serve Tract 18 Unit A, Iron Mountain Wilderness Subdivision.

### Agreement

1. Mr. Sifferlin, as the owner of Tract 18, Iron Mountain West, Iron Mountain Wilderness Subdivision, on behalf of himself and his successors and assigns, grants the owners of Tract 18 Unit A, Iron Mountain Wilderness Subdivision, and their successors and assigns, a 10 foot wide, perpetual, non-exclusive easement for vehicular and pedestrian ingress and egress and utilities over, under, and across that portion of Tract 18, Iron Mountain West legally described in Exhibit A and graphically shown in Exhibit A-1.

2. Neither owner of Tract 18 Iron Mountain West, or Tract 18 Unit A, Iron Mountain Wilderness Subdivision may install any obstruction, barricade or fence on or across the Easement Property that interferes with the other owner's use and enjoyment of the easement.

3. The benefits and burdens of this Cross – Access Easement Agreement shall run with the land and shall be binding upon and inure to the benefit of the owners of Tract 18 Unit A and their successors and assigns.

BY: Edwin William Sifferlin  
Edwin William Sifferlin

STATE OF: COLORADO, COUNTY OF: Jefferson

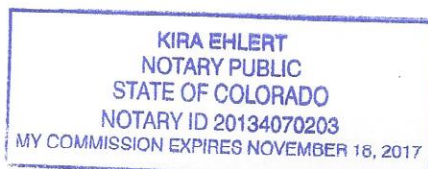
The foregoing instrument was acknowledged before me this 26 day of September, 2016 by Edwin William Sifferlin.

WITNESS my hand and official seal.

Kira Ehlert

NOTARY PUBLIC

My Commission Expires: 18 November 2017



# Exhibit A

**Tract 18, Unit A,  
Iron Mountain Wilderness Subdivision  
Fremont County, Colorado  
Description of Easement**

The Grantor hereby grants an access and utility easement in perpetuity to the Grantee, their heirs and assignees as described herein:

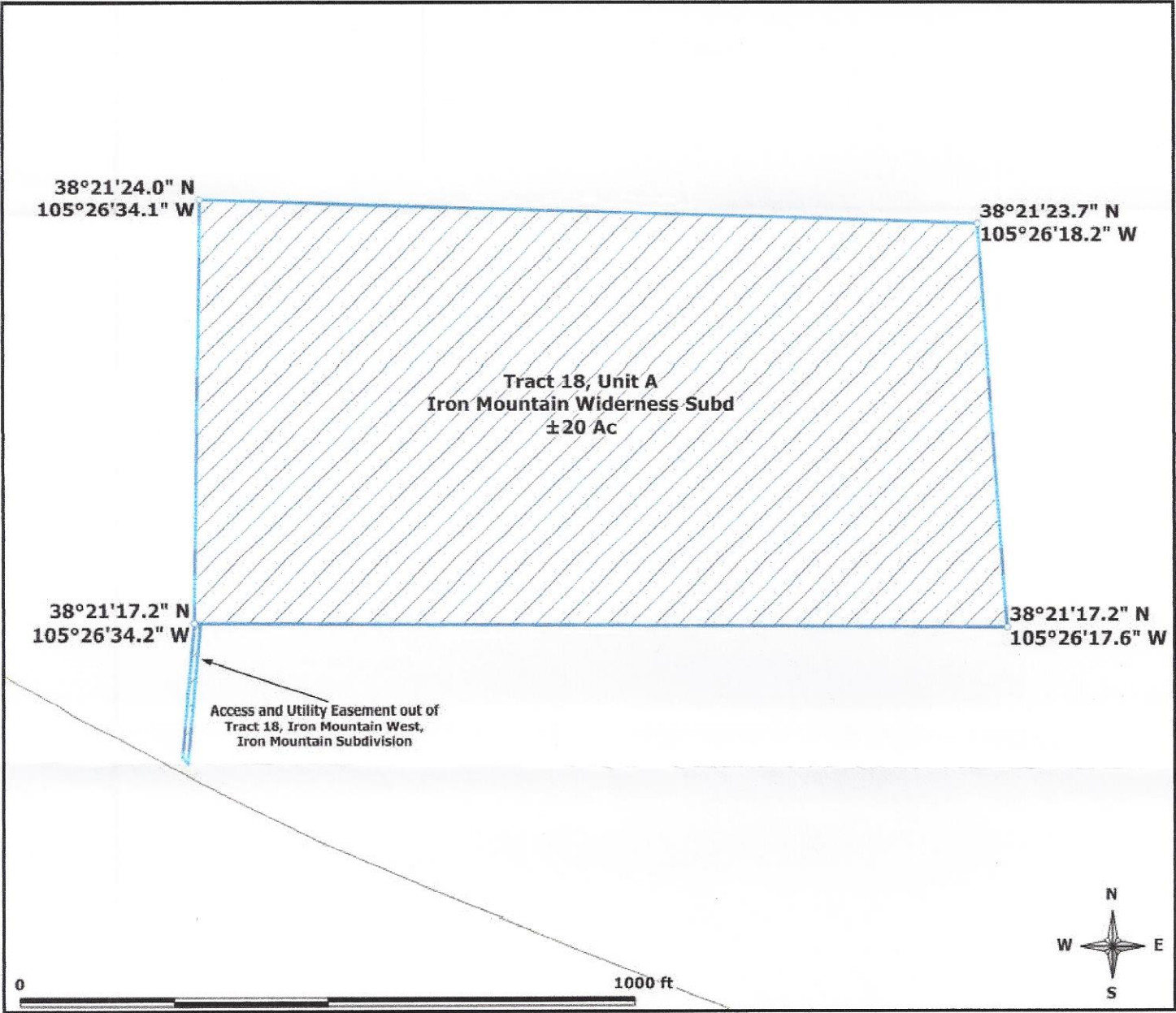
A ten foot wide easement along the western most sideline of Tract 18, Iron Mountain West, Iron Mountain Wilderness Subdivision, Fremont County, Colorado, extending from the right-of-way of County Road 1, also known as Iron Mountain Road, to the northern most sideline of the tract.

Grantee may install their own gate in the grantor's fence along Iron Mountain Road and the northern most sideline of this tract, if required, and shall not fence in the easement along the eastern sideline of the easement. Grantee will not impede upon the use and enjoyment of the tract by the grantors or their heirs or assignees.

Grantor guarantees that they will not cultivate the land associated with the easement, not impede the use of said easement by the grantees or their heirs or assignees.

Exhibit A - 1

Tract 18, Unit A,  
Iron Mountain Wilderness Subdivision  
Fremont County, Colorado  
GPS Corners



GPS Coordinates presented here are in the Universal Transverse Mercator (UTM) Zone 13 N coordinate system using the North America Datum for 1983 (NAD83).

**Note** that these coordinates are based upon the best data we have accumulated, **but are not exact**. This information is for the purpose of locating your property only. Prior to building a fence or any structures on your land, you should contact a State licensed surveyor to mark the exact corners of your property.