

No Recording Fees or Documentary Transfer Tax
Government Code § 27383
Rev & Tax Code § 11922

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

COACHELLA VALLEY WATER DISTRICT
Post Office Box 1058
Coachella, California 92236

APN: (Space above this line is for Recorders Use) FILE:
TRA:
DTT: -0-

GRANT OF EASEMENT
(Access Road)

FOR VALUABLE CONSIDERATION, the receipt of which is hereby acknowledged,

_____ (“Grantor” or “collectively Grantor”)
hereby grants to **COACHELLA VALLEY WATER DISTRICT, a public agency of the State of California**, its successors and assigns (“Grantee”), a permanent, nonexclusive easement for ingress, egress, *construction and maintenance* of an access road, and necessary devices and appurtenances (“Access Road”), upon, over and across that certain real property in the County of Riverside, State of California, as described in **Exhibit “A”** and depicted on **Exhibit “B”** attached hereto (“Easement Area”). The Easement Area is a portion of a larger legal parcel owned by Grantor, more particularly described in **Exhibit “C”** attached hereto (the “Servient Tenement”). *[The Easement Area described herein is appurtenant to real property owned by Grantee, more particularly described in Exhibit “D” attached hereto (the “Dominant Tenement”).]*

The easement rights described herein include the right to construct and maintain the Access Road, including any slopes associated therewith. The Access Road may, but is not required to be improved with asphalt or any other paved surface. Improvement and periodic repair of the Access Road by Grantee will be for Grantee’s sole benefit and does not create a duty or obligation of any type to third parties, including Grantor or any persons claiming rights under Grantor, for death, personal injury or property damage allegedly resulting from the condition of the Access Road. Grantee shall have the right to limit use of the Access Road by means of gates and fences secured by locks or other access control devices.

Grantee, in its exercise of the rights provided by this easement, shall not be liable to Grantor or parties claiming under Grantor for any damage to or destruction of improvements within the Easement Area installed by Grantor or parties claiming under Grantor.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Doc. No. _____

GRANTOR

Date _____

By _____

Its: _____

(mailing address)

(city) (state) (zip code)

Doc. No. _____

