

COMMON DRIVEWAY EASEMENT GRANT

Lots 29 and 30, Walden Preserve 2, Filing No. 5

For good and valuable consideration the receipt and adequacy of which is hereby acknowledged, the undersigned owner of Lots 29 and 30, Walden Preserve 2 filing No. 5, El Paso County, Colorado hereby grants and declares that there shall be the following Common Driveway Easement for ingress, egress and utilities for the common benefit of Lots 29 and 30, Walden Preserve 2 Filing No. 5, El Paso County, Colorado, (with the intent that they share in the cost of maintenance) over, through and across the real estate described on the recorded plat of Walden Preserve 2 Filing No. 5 at Easement Note 4 and that such real estate shall be held subject to such common easement by all future owners thereof as an easement running with the land. Any dispute regarding the maintenance of such driveway easement shall be resolved by the Board of Directors of the Walden Property Owners Association, which shall have the authority to provide such maintenance and assess a special assessment against such Lots for the cost thereof.

Custom Castles Building Company, Inc.
A Colorado corporation

By: *Matthew W. Dunston*
Matthew W. Dunston, President

STATE OF COLORADO)
) ss.
COUNTY OF EL PASO)

The foregoing instrument was acknowledged before me this 27th day of September, 2022, by Matthew W. Dunston as President of Custom Castles Building Company, Inc., a Colorado corporation.

Witness my hand and Official Seal.

My commission expires: 7/17/23
Duncan S. Bremer
Notary Public

(Seal)
DUNCAN S BREMER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 1992:004457
MY COMMISSION EXPIRES JULY 17, 2023