

ACCESS, EASEMENT AND MAINTENANCE AGREEMENT FROM LOT 1 CULWELL/DOLAN  
SUB TO PART OF LOTS 3, 4 OF BLACK FOREST COUNTRY CLUB

THIS ACCESS, EASEMENT AND MAINTENANCE AGREEMENT, dated for reference this  
23 day of April, 2020 is made between

James J Nagy and Andrea Nagy  
(hereinafter referred to as "Grantor"),

and Matthew Sutton & Anne Sutton  
(hereinafter collectively referred to as "Grantees"),

and Frederick E Russell & Lillian E Russell  
(hereinafter collectively referred to as "Grantees").

In consideration of the sum of zero dollars (\$0.00) the following grant, agreement,  
covenants, and restrictions are made:

1. The Grantor is the owner of the following described real property, situated in the County  
of El Paso and the State of Colorado, to-wit:

LOT 1 CULWELL/DOLAN SUB

2. The Grantees are the owners of the following described real property, situated in the  
County of El Paso and the State of Colorado, to-wit:

PART OF LOTS 3, 4 AS SHOWN BY RESURVEY OF BLACK FOREST COUNTRY CLUB  
SUB RECORDED IN PLAT BOOK Z PAGE 56 AS FOLS, COM AT A PT ON NLY LN OF  
LOT 3 WHICH IS 419.31 FT ELY OF NW COR, CONT ON NLY LN 419.31 FT, TH SLY  
TO A PT ON SLY LN OF LOT 4 WHICH IS 838.64 FT E OF SW COR OF SD LOT, WLY  
ON SLY LN 419.32 FT, TH NLY TO POB

AND

THAT PART OF LOTS 3, 4 AS SHOWN BY RESURVEY OF BLACK FOREST COUNTRY  
CLUB SUB RECORDED IN PLAT BOOK Z PAGE 56 LY ELY OF FOL DES LN, BEG AT A  
PT ON N LN OF LOT 3 THAT IS 838.64 FT E OF NW COR THEREOF, TH RUN SLY AT  
R/A TO INTSEC SLY LN OF LOT 4 AT A PT THAT IS 838.64 FT E OF SW COR OF SD  
LOT

3. Grant of Use: The Grantor hereby grants to the Grantees and their respective successors  
and assigns, a nonexclusive easement for access to and use of that portion of the Grantor's  
property, described as the southerly ten feet (10') of Lot 1 of the Culwell/Dolan  
Subdivision, with uses to include ingress, egress, utilities and maintenance of easement.



4. Use of the Premises: Use of LOT 1 CULWELL/DOLAN SUB by Grantor is not confined to the present configuration of the property, and Grantor of LOT 1 CULWELL/DOLAN SUB may construct improvements on or otherwise modify or use his/her property. However, both Grantor and Grantees agree to construct no fences or place any other obstructions on their respective properties in a manner which would prevent, or reasonably impede, vehicle or personnel travel across the Easement granted herein. Otherwise, Grantor and Grantees each shall have full use and occupancy of land over which the easements pass.

5. Maintenance of the Easement(s): The Grantees agree to pay the cost and expense of maintaining the Easement(s) in good operation condition, as necessary for ingress and egress, accruing from and after the date of this Agreement.

6. This Agreement shall be binding upon the undersigned Grantor and Grantee, and their respective successors, assigns and personal representatives. The Grant, Covenant, and Agreement may not be revoked without the written unanimous consent of the Grantor and Grantee. This agreement shall be recorded in the land records of the Office of the Clerk and Recorder of El Paso County, Colorado, and shall be a covenant running with the lands of the Grantor and the Grantee as those lands are described herein above, and shall be enforceable by the Grantor and the Grantor's successors and assigns and personal representatives. Any persons or other entities who hereby acquire title of the Grantor or Grantee property hereinabove described, whether by purchase or otherwise, shall be subject to the provisions of this agreement to the same extent as is such parties had been signatory to this Agreement.

GRANTOR(s):

By: James J Nagy this 23 day of April, 2020.  
By: Andrea Nagy this 23 day of April, 2020.

SUBSCRIBED AND SWORN BEFORE ME THIS

23 day of April, 2020

by James J Nagy + Andrea Nagy

Kimberly J McGuire Kimberly J McGuire

NOTARY EL PASO COUNTY - COLORADO

MY COMMISSION EXPIRES 02-26-2022

KIMBERLY J MCGUIRE Notary Public State of Colorado Notary ID # 20184008996 My Commission Expires 02-26-2022
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GRANTEE(s):

By: Amey J Sutton this 23 day of April, 2020,

By: MHSAR this 23 day of April, 2020.

SUBSCRIBED AND SWORN BEFORE ME THIS

23 day of April, 2020

by Matthew Sutton & Anne Sutton

Kimberly J McGuire  
Kimberly J McGuire

NOTARY EL PASO COUNTY - COLORADO

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KIMBERLY J MCGUIRE  
Notary Public  
State of Colorado  
Notary ID # 20184008996  
My Commission Expires 02-26-2022

GRANTEE(s):

By: Frederick Russell this 23 day of April, 2020,

By: Lillian E. Russell this 23 day of April, 2020.

SUBSCRIBED AND SWORN BEFORE ME THIS

23 day of April, 2020

by Frederick Russell & Lillian Russell

Kimberly J McGuire  
Kimberly J McGuire

NOTARY EL PASO COUNTY - COLORADO

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