

RECORDED NOVEMBER 29, 1994 BK 370 PG 335 NO 184993 RONALD L. DAILEY, COUNTY CLERK

EASEMENT CONVEYANCE

This Easement Conveyance is made and entered into this 8th day of August, 1994, by and among STEPHEN A. WOLF, TRUSTEE OF THE STEPHEN A. WOLF REVOCABLE TRUST DATED FEBRUARY 22, 1990, AS AMENDED, and JANET M. WOLF, TRUSTEE OF THE JANET M. WOLF REVOCABLE TRUST DATED FEBRUARY 22, 1990, AS AMENDED, whose address is 137 N. Piney Road, P. O. Box 263, Story, Wyoming 82842 (collectively, as "Grantors"), and CHARLES A. MCKEE AND MILEA FAYE MCKEE, TRUSTEES OF THE MILEA FAYE MCKEE TRUST DATED OCTOBER 12, 1989, whose address is P. O. Box 99, Story, Wyoming 82842 (as "Grantee").

WHEREAS, Grantee is the same Grantee named in that certain Warranty Deed dated November 23, 1991, and filed of record on December 2, 1991 in Book 346, Page 268 of the records of the Sheridan County, Wyoming, Clerk and Recorder of Deeds and as such, owns a right-of-way easement over an existing road across lands now owned by the Grantors; and

WHEREAS, Grantors wish to convey to Grantee a new (and somewhat different) easement across Grantors' land to replace the existing easement which is partially obstructed;

NOW, THEREFORE, in consideration of ten or more dollars and other good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows:

1. Grant of Easement

Grantors do hereby grant and convey to Grantee, and the heirs, successors and assigns of Grantee, an easement for an access right-of-way, as described more specifically on Exhibit "A" attached, such right-of-way across the land of the Grantors in Sheridan County, Wyoming, as more specifically described on that certain deed to Grantors dated August 11, 1993, and filed of record on August 11, 1993, in Book 360, Page 250 of the records of the Sheridan County, Wyoming, Clerk and Recorder of Deeds. The right-of-way easement conveyed by this instrument shall provide access to the lands owned by the Grantee, as described in that certain Warranty Deed dated November 23, 1991, and filed of record on

December 2, 1991, in Book 346, Page 268 of the records of the Sheridan County, Wyoming, Clerk and Recorder of Deeds, and the easement herein conveyed shall run with such land and shall be for the benefit and use of the Grantee and the heirs, successors and assigns of Grantee. The easement conveyed by this instrument, to the extent it is different in alignment from the existing easement held by Grantee across property of Grantors, is intended to replace such existing easement.

2. Waiver.

Grantee waives any claim Grantee may have with respect to the placement of Grantors' garage building on or obstructing Grantee's existing easement across Grantors' property. Grantee waives the right to use the previously existing easement across Grantors' property to the extent it is any different from the easement conveyed by this instrument.

3. Additional Terms.

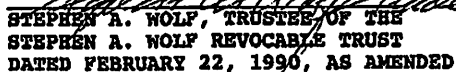
A. Upon the request of Grantee, Grantors, at their expense, will remove any trees and other obstructions, if any, from the easement conveyed by this instrument, so that the easement remains unobstructed and to its full extent available for use by Grantee, provided that, until such a request is made by Grantee, removal of existing trees is not required.

B. Other than the requirements of the last paragraph, Grantors shall have no obligation to maintain the roadway on the easement.

C. The easement created by this instrument shall not preclude Grantors' use of Grantors' property, except to the extent that Grantors shall not in any way at any time obstruct the easement or otherwise interfere with Grantee's rights to use the easement to access Grantee's property.

DATED this 8th of August, 1994.

GRANTORS:


STEPHEN A. WOLF, TRUSTEE OF THE
STEPHEN A. WOLF REVOCABLE TRUST
DATED FEBRUARY 22, 1990, AS AMENDED

Janet M. Wolf, Trustee
JANET M. WOLF, TRUSTEE OF THE
JANET M. WOLF REVOCABLE TRUST
DATED FEBRUARY 22, 1990, AS AMENDED

GRANTEE:

Charles A. McKee
CHARLES A. MCKEE
TRUSTEE OF THE MILEA FAYE MCKEE
TRUST DATED OCTOBER 12, 1989

Milea Faye McKee
MILEA FAYE MCKEE
TRUSTEE OF THE MILEA FAYE MCKEE
TRUST DATED OCTOBER 12, 1989

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this
8th day of August, 1994, by Stephen A. Wolf, Trustee of the
Stephen A. Wolf Revocable Trust dated February 22, 1990, as
amended.

WITNESS my hand and official seal.

ANNE K. BAILEY
NOTARY PUBLIC
STATE OF KANSAS

Anne K. Bailey
Notary Public

My Commission expires: April 12, 1997

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this
8th day of August, 1994, by JANET M. Wolf, Trustee of the
Janet M. Wolf Revocable Trust dated February 22, 1990, as amended.

WITNESS my hand and official seal.

ANNE K. BAILEY
NOTARY PUBLIC
STATE OF KANSAS

Anne K. Bailey
Notary Public

My Commission expires: April 12, 1997

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT 338

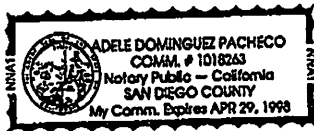
No. 5907

State of California
County of San Diego

On December 14, 1994 before me, Adele Dominguez Pacheco
DATE NAME, TITLE OF OFFICER - SAN JUAN COUNTY, NOTARY PUBLIC

personally appeared Charles A. Miller, Trustee
NAME(S) OF SIGNER(S)

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Adele Dominguez Pacheco
SIGNATURE OF NOTARY

OPTIONAL

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

CAPACITY CLAIMED BY SIGNER

- ☐ INDIVIDUAL
☐ CORPORATE OFFICER

- ☐ PARTNER(S) ☐ LIMITED
☐ GENERAL

- ☐ ATTORNEY-IN-FACT
☒ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER: Charles Miller
Trustee Trust VTO
10/12/89

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

DESCRIPTION OF ATTACHED DOCUMENT

Easement Conveyance
TITLE OR TYPE OF DOCUMENT

4
NUMBER OF PAGES

8/8/94
DATE OF DOCUMENT

Welfs
SIGNER(S) OTHER THAN NAMED ABOVE

EXHIBIT A

New Description for Easement Centerline.

A tract of land situated in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 7, Township 53 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming; said tract being a strip of land 14 feet in width lying 7 feet on each side of a centerline described as follows:

Beginning at a point which bears N 9°43'03" E a distance of 1820.0 feet from the Southwest corner of said Section 7;
thence N 48°42'40" W for a distance of 89.3 feet;
thence N 46°43'30" W for a distance of 102.4 feet;
thence N 52°27'05" W for a distance of 42.25 feet;
thence N 19°00'32" W for a distance of 25.54 feet;
thence N 25°37'20" E for a distance of 30.57 feet;
thence N 19°57'05" E for a distance of 10.7 feet to the point of terminus for this easement centerline.

