

**WATER/SEWER LINE EASEMENT**

Deed made this 6<sup>th</sup> day of December, 2004, by and between Burt A. Purcella of Sheridan County, hereinafter referred to as "Grantor", and Dan and Rita Corlis hereinafter referred to as "Grantees". For and in consideration of good and valuable consideration whose receipt is acknowledged, Grantor conveys to Grantees an easement and right-of-way across and under the following described real property, described as:

SEE ATTACHED EXHIBITS "A" and "B"

AND,

Grants permission to Grantees, and their employees, agents contractors and assigns to enter upon and use the property described and shown on the exhibits for the purposes of surveying, designing, constructing, installing, inspecting, operating, maintaining, tapping, repairing, and replacing a water/sewer line. This permission includes the right to operate machinery upon this property for these purposes. This easement includes the right of ingress and egress upon and across real property of Grantor at reasonable places and routes for aforesaid purposes. This deed of easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited. The use of this easement is not intended for other purposes.

Grantees agree to reshape the ground surface to approximately match pre-existing contours, repair trench settlement, re-establish grass growth, repair fences and ditches crossed, maintain drainage, and repair any buried pipes, electrical wires or other improvements owned by the Grantor.

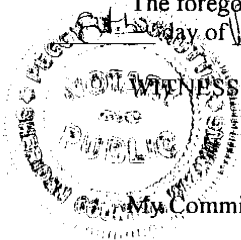
Grantor shall be held harmless from any legal actions or claims of any form that involve the easement conveyed by Grantor to Grantees, unless they are the result of the Grantor's sole negligence. Notwithstanding the above, the Grantees do not waive any rights they may claim with respect to the Wyoming Government Claims Act.

Permanent improvements that would hinder future access to the water/sewer line cannot be constructed over the easement, but otherwise land use may be similar to current use.

  
Burt A. Purcella

STATE OF WYOMING     )  
                                  ) ss.  
County of Sheridan     )

The foregoing instrument was acknowledged before me by Burt A. Purcella this  
day of December, 2004.



WITNESS my hand and official seal.

  
Notary Public

My Commission Expires: 12/4/04

**EXHIBIT "A"**

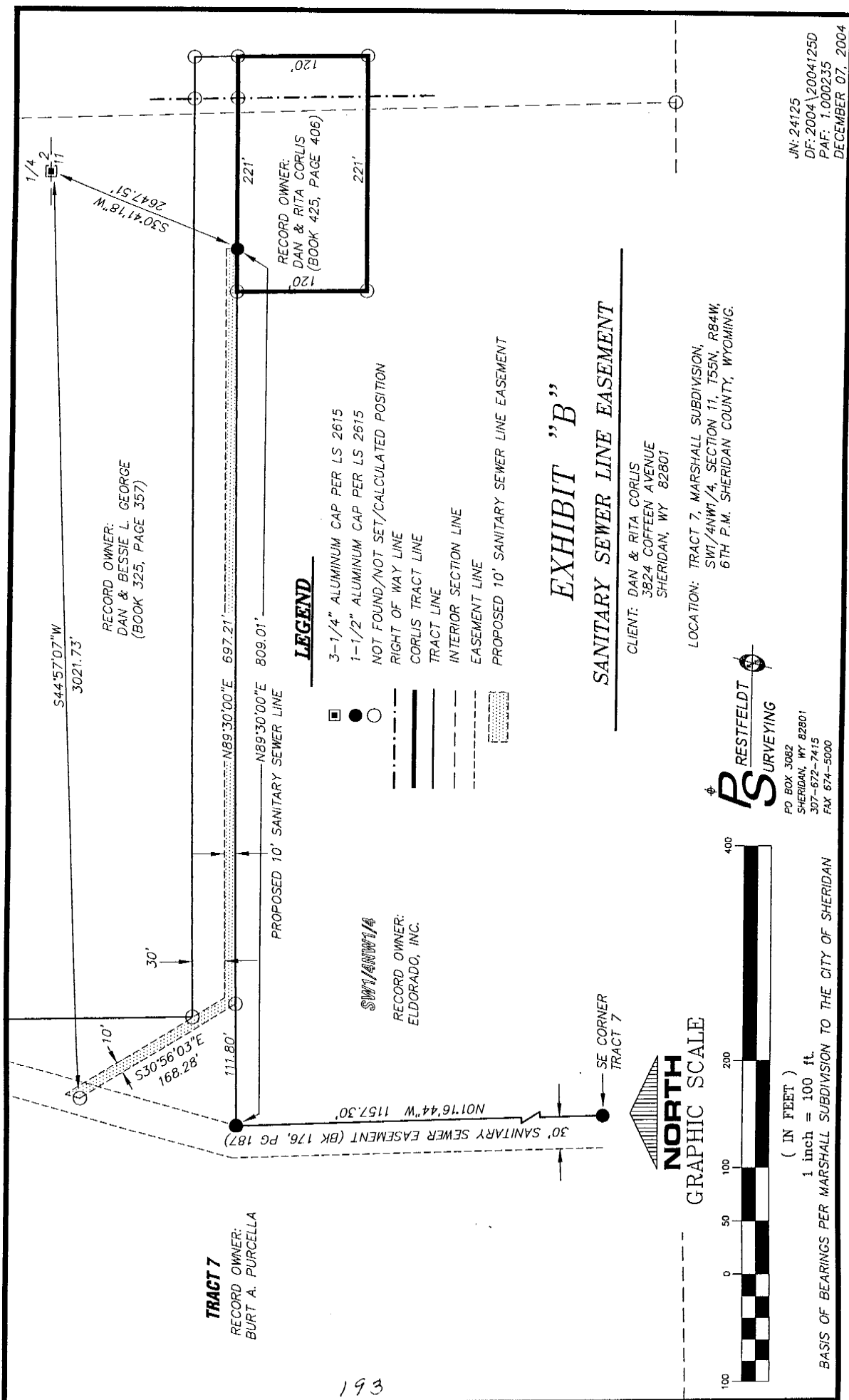
**Re: Perpetual Sanitary Sewer Line Easement from Burt A. Purcella to Dan & Rita Corlis  
December 06, 2004**

A perpetual sanitary sewer line easement being a strip of land ten (10) feet wide situated in Tract 7 of the Marshall Subdivision to the City of Sheridan, Sheridan County, Wyoming, as shown on **Exhibit "B"** attached hereto and by this reference made a part hereof; the southerly line of said strip being more particularly described as follows:

**Commencing** at the north quarter corner of Section 11, Township 55 North, Range 84 West, 6<sup>th</sup> P.M., Sheridan County Wyoming; thence S44°57'07"W, 3021.73 feet to the **POINT OF BEGINNING** of said strip, said point lying on the centerline line of an existing sanitary sewer line easement recorded in Book 176 of Deeds, Page 187; thence S30°56'03"E, 168.28 feet to a point, said point lying on the easterly line of said Tract 7 and being N01°16'44"W, 1157.20 feet and N89°30'00"E, 111.80 feet from the southeast corner of said Tract 7; thence N89°30'00"E, 697.21 feet along said easterly line to the **POINT OF TERMINUS** of said strip, said point being S30°41'18"W, 2647.51 feet from said north quarter corner of Section 11.

Said sanitary sewer line easement contains 8,655 square feet of land more or less.

Basis of Bearings per Marshall Subdivision to the City of Sheridan.



JN: 24125  
 DF: 2004\20041250  
 PAF: 1.000235  
 DECEMBER 07, 2004