

## **EASEMENT**

WHEREAS, **Ronald L. Callantine and Peggy L. Callantine, husband and wife,**  
Grantors, of Sheridan County, State of Wyoming, are the owners of certain property  
situate in Sheridan County, Wyoming, with an address of 1177 Delphi Avenue, Sheridan,  
Wyoming, more particularly described as:

**A parcel of land situated in the City of Sheridan in the E½SW¼, Section 22,  
T56N, R84W, of the 6<sup>th</sup> P.M., Sheridan County, Wyoming, more particularly  
described as:**

**Beginning at a point, said point (#4 rebar) being N01°28'E., a distance of  
10.00 feet from the Northwest corner of Shelley Lane Subdivision and the  
East property line of Delphi Avenue, City of Sheridan, Wyoming, thence  
N01°28'E., a distance of 110.02 feet to a point; (#4 rebar); thence S89°42'E., a  
distance of 94.04 feet to a point (#4 rebar); thence due South a distance of  
110.00 feet to a point; said point being due North a distance of 10.00 feet from  
the Northwest corner of Lot 17, Block 2, of said Shelley Lane Subdivision;  
thence N89°42'W., a distance of 96.85 feet to the point of beginning.**

WHEREAS, **Ronald L. Callantine and Peggy L. Callantine, husband and wife,**  
Grantees, are also the owners of the real property located at 1201 Delphi Avenue,  
Sheridan, Wyoming, which is more particularly described as:

**Lot 1, Delphi Ridge Subdivision. A subdivision in Sheridan County,  
Wyoming, as filed in Drawer D of Plats, Number 16, in the Office of the  
Sheridan County Clerk.**

WHEREAS, Grantors desire to convey to Grantees a perpetual easement for  
ingress and egress, and for existing fencing, landscaping, and improvements located upon  
the easement, which is described on Exhibit "A" and further depicted on Exhibit "B"  
attached hereto,


NOW THEREFORE, for good and valuable consideration, the receipt and  
sufficiency of which is hereby acknowledged, Grantors grant, bargain, sell, convey and  
warrant to the Grantees, an easement over and across the land described on Exhibit "A"  
hereof for the purpose of ingress and egress, for existing fencing and landscaping, and for  
the purpose of improving, maintaining and repairing improvements within said easement,  
to run with the lands described herein, with the understanding that the Grantees, and their  
successors in interest, shall assume the responsibility and expense of improving,  
maintaining and repairing improvements within said easement.



THE UNDERSIGNED hereby relinquish, release and waive all rights or homestead interest under and by virtue of the homestead exemption laws of the State of Wyoming to the extent necessary to permit Grantees the free enjoyment of the rights herein conferred.

IN WITNESS WHEREOF, the undersigned have set their hands this 9<sup>th</sup> day of May, 2012.

  
Ronald L. Callantine


  
Peggy L. Callantine

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Ronald L. Callantine and Peggy L. Callantine this 9<sup>th</sup> day of May, 2012.

Witness my hand and official seal.



  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires: 10/11/15

# EXHIBIT A

## LEGAL DESCRIPTION ACCESS EASEMENT

A tract of land located in the East Half of the Southwest Quarter (E½SW¼) of Section 22, Township 56 North, Range 84 West, of the Sixth Principal Meridian, City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the northwest corner of a tract of land as described in Sheridan County Book 440 of Deeds at Page 200, said northwest corner also being a point on the easterly right of way of Delphi Street, said point also being a boundary corner of Lot 1 of Delphi Ridge Subdivision; thence along the boundary of said Lot 1 S 89°42'05"E, 94.04 feet; thence continuing along said boundary South, 110.00 feet to a point on the north line of a platted alley lying north of Lot 26, Block 2 of Shelly Lane Subdivision; thence along the northerly line of said platted alley N 89°41'54"W, 14.00 feet; thence leaving said northerly line along an existing fence line N 1°11'19"E, 80.35 feet; thence N 35°18'51"W, 27.88 feet; thence S 86°27'51"W, 66.01 feet to a point on the easterly right of way of Delphi Street; thence along said easterly right of way N 1°27'49"E, 11.42 feet to the point of beginning, said tract containing 2324 square feet (0.053 acres), more or less.

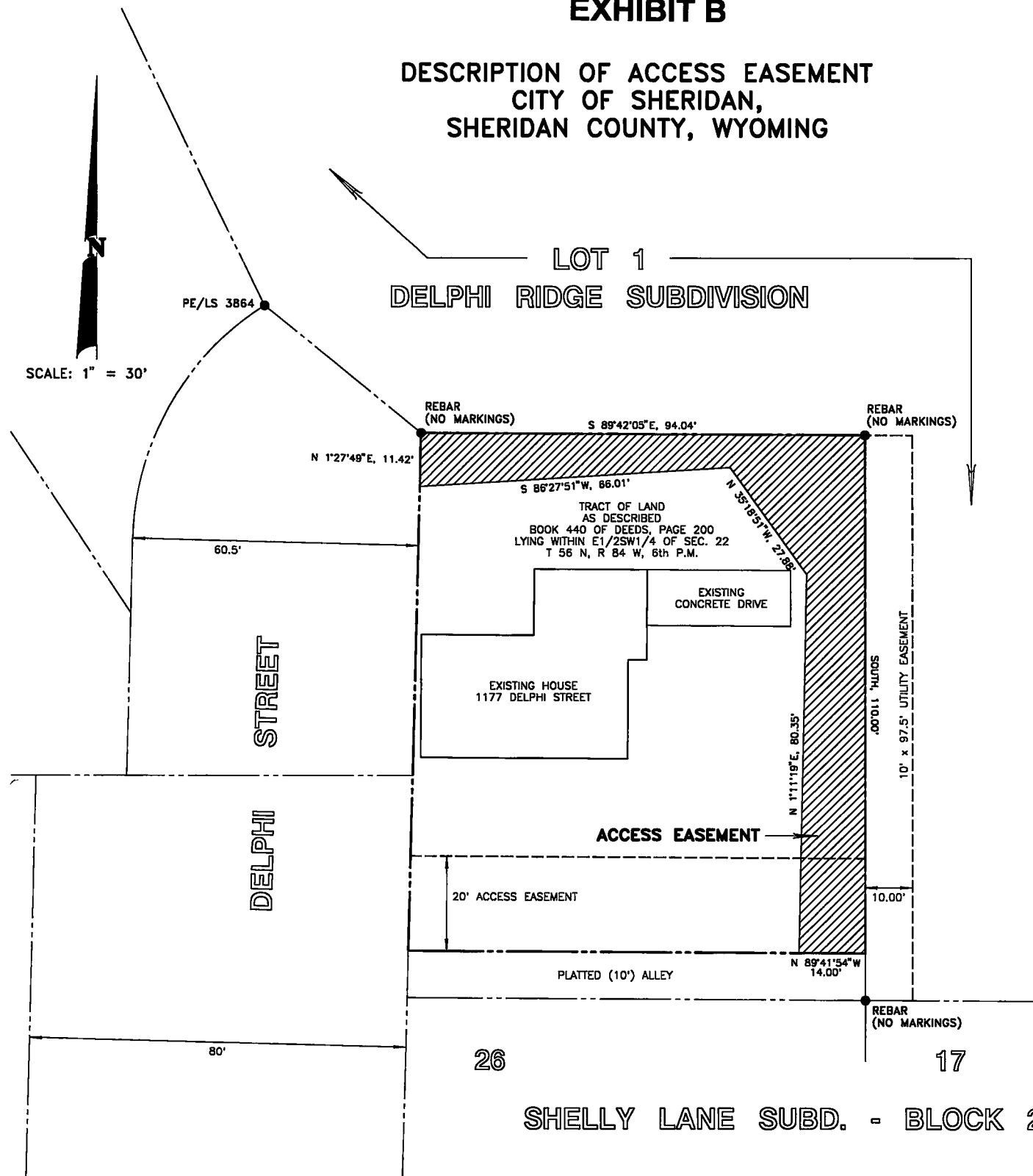
The above-described access easement is intended to lie on the northerly and easterly sides of that tract of land as described in Sheridan County Book 440 of Deeds at Page 200, and also intended to be completely contained within that described tract.





## EXHIBIT B

### DESCRIPTION OF ACCESS EASEMENT CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING



#### NO. 2012-696194 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
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