

TERMINATION AND VACATION OF ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS;

WHEREAS, **Ronald L. Callantine and Peggy L. Callantine, husband and wife**, 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, hereinafter referred to as "Parcel 1", and more particularly described as:

A parcel of land situated in the City of Sheridan in the E½SW¼, Section 22, T56N, R84W, of the 6th 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, **Herbert E. Roose and Amy J. Roose, as Trustees, or their successor(s) in trust, under the Roose Family Trust, dated August 13, 2012, as amended from time to time**, are the owners of the real property located at 1201 Delphi Avenue, Sheridan, Wyoming, hereinafter referred to as "Parcel 2", 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, Ronald L. Callantine and Peggy L. Callantine, husband and wife, previously owned both Parcel 1 and Parcel 2; and

WHEREAS, Herbert E. Roose and Amy J. Roose, as Trustees, or their successor(s) in trust, under the Roose Family Trust, dated August 13, 2012, as amended from time to time, received title to "Parcel 2" from Ronald L. Callantine and Peggy L. Callantine, husband and wife by that certain Warranty Deed dated May 14, 2013, and recorded May 14, 2013, Book 540 of Deeds, Page 432; and,

WHEREAS, the plat of Delphi Ridge Subdivision, as recorded September 7, 2004, in Drawer D of Plats, Number 16, in the Office of the Sheridan County Clerk, depicts an access easement over Parcel 1 for the benefit of Parcel 2, noted only as "20' Access Easement", and lying to the north of a platted alley; and,

WHEREAS, an easement for ingress and egress, fencing and landscaping improvements was recorded on May 10, 2012, in Book 533 of Deeds, Pages 613 to 616, upon Parcel 1 for the benefit of Parcel 2, which had appended to it an Exhibit B map which also depicts the "20' Access Easement" which is set forth on the plat of Delphi Ridge Subdivision, but which is not part of the grant of the easement set forth in that document; and,

WHEREAS, the 20' Access Easement has not been improved or utilized for access to Parcel 2, and all parties have agreed that a need for said easement no longer exists and is no longer desirable nor beneficial for Parcel 2;

WHEREAS, First Federal Savings Bank holds a mortgage on Parcel 1, recorded December 14, 2009, Book 758 of Mortgages, Page 659, and is in agreement with the owners of Parcels 1 and 2 that the 20' Access Easement should be vacated;

THEREFORE, the 20' Access Easement depicted on the plat of Delphi Ridge Subdivision, as recorded September 7, 2004, in Drawer D of Plats, Number 16, in the Office of the Sheridan County Clerk, is hereby terminated and vacated.


IN WITNESS WHEREOF, the undersigned have set their hands this ____ day of _____,


2013.


Ronald L. Callantine



Peggy L. Callantine

The Roose Family Trust, dated August 13, 2012, as amended


By: Herbert E. Roose, Trustee


By: Amy J. Roose, Trustee

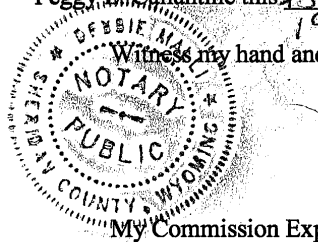
First Federal Savings Bank



By: Bob Eberhart
Title: Vice-President

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Ronald L. Callantine and Peggy L. Callantine this 19th day of June, 2013.

Witness my hand and official seal.



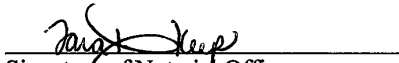

Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 7-30-14

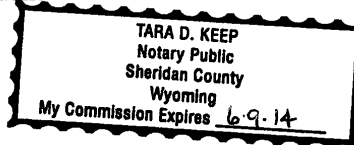
State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Herbert E. Roose, as Trustee and by Amy J. Roose, as Trustee, of the Roose Family Trust, dated August 13, 2012, as amended, this 20th day of June, 2013.

Witness my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission Expires: 6-9-14

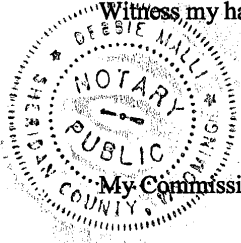




State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Bob Eberhart, as
Vice President of First Federal Savings Bank, this 19 day of June, 2013.

Witness my hand and official seal.



Debbie Malli

Signature of Notarial Officer

Title: Notary Public

My Commission Expires: 7-30-14