

EASEMENT

FOR VALUE RECEIVED, John E. Rice & Sons, Inc., a Wyoming Corporation, whose principal office is in Sheridan County, Wyoming, (Grantor) grants unto James L. Jellis and Glenda K. Jellis, whose address is 248 Decker Road, Sheridan, WY 82801 (Grantees) their heirs, successors, and assigns, a non-exclusive thirty foot wide easement for ingress and egress. Said easement shall be limited to domestic and agricultural uses only and may serve only one primary residence. Grantor may fence along or across said easement without consent of Grantees. Grantees shall be responsible for all costs associated with maintaining and improving the easement in such a condition as to be reasonably suitable as a private drive providing access to a single rural residence. Said easement is appurtenant the following lands:

A tract of land situated in the NE/4 of Section 4, Township 56 North, Range 84 West, and the S/2SW/4 of Section 34, Township 57 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Commencing at the Southwest corner of said Section 34; thence S62°42'43"E, 2789.17 feet to the **POINT OF BEGINNING** of said tract, said point lying on the westerly right of way line of State Highway No. 338; thence S75°39'20"W, 1121.00 feet to a point; thence N06°32'46"E, 1885.94 feet to a point on a fence line; thence N74°58'46"W, 802.91 feet along said fence line to a point; thence N87°13'06"E, 1323.14 feet to a point on said westerly right of way line of State Highway No. 338; thence S08°36'11"E, 570.13 feet along said westerly right of way line to a point; thence N89°20'19"E, 60.58 feet along said westerly right of way line to a point; thence S08°36'56"E, 73.70 feet along said westerly right of way line to a point; thence along said westerly right of way line through a curve to the right, having a radius of 22878.32 feet, a central angle of 01°01'00, an arc length of 405.96 feet, a chord bearing of S08°06'26"E, and a chord length of 405.95 feet to a point; thence S07°35'56"E, 837.80 feet along said westerly right of way line to the **POINT OF BEGINNING** of said tract.

Said tract contains 39.82 acres of land, more or less. Basis of Bearings is Wyoming State Plane (East Central Zone).

Said easement shall expire in the event that the Grantor becomes the owner of the above described lands.

The legal description of the easement granted herein is as follows:

An access easement being a thirty (30) foot wide strip of land situated in the NE/4 of Section 4, Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming; the northerly line of said strip being more particularly described as follows:

Commencing at the southwest corner of said Section 34, Township 56 North, Range 84 West; thence S62°42'43"E, 2789.17 feet to the **POINT OF BEGINNING** of said easement, said point lying on the westerly right of way line of State Highway No. 338; thence S75°39'20"W, 925.86 feet to the **POINT OF TERMINUS** of said easement, said point being S46°21'56"E, 2185.51 feet from said southwest corner of Section 34.

Basis of Bearings is Wyoming State Plane (East Central Zone).

DATED this 19 day of January, 2000.

JOHN E. RICE & SONS, INC. d/b/a
WRENCH RANCHBy: Neltje
President

Attest:

Carol J. Ash
SecretarySTATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The above and foregoing instrument was subscribed and sworn to before me by Neltje,
President of John E. Rice & Sons, Inc. d/b/a/ Wrench Ranch, this 19 day of January, 2000.

Witness my hand and official seal.

John G. Fenn
Notary PublicMy Commission expires: Nov 24, 2001