



ACCESS EASEMENT

This Access Easement is executed by and between **Goose Creek Holdings, LLC**, a Wyoming limited liability company, whose address is 319 W. Dow, Sheridan, WY 82801 (referred to herein as "Goose Creek Holdings") and **TK, I.L.C.**, a Wyoming limited liability company, whose address is 614 Mountain Shadows Blvd, Sheridan, WY 82801 (referred to herein as "TK").

Recitals

A. TK is the owner of lands situated at 468 Marion St., Sheridan, Wyoming (referred to herein as "Parcel A"), more particularly described as follows:

Lot number 7 in Block number 20 of Sheridan Land Company's First Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming together with all improvements situate thereon.

B. Goose Creek Holdings is the owner of lands situated at 319 W. Dow St., Sheridan, WY 82801 (referred to herein as "Parcel B"), more particularly described as follows:

Lot number 4 in Block number 20 of Sheridan Land Company's First Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming.

Lot number 5 in Block number 20 of Sheridan Land Company's First Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming, except the following portion thereof, to-wit:

Beginning at a point on the East line of said Lot 5, said point being 7 feet South of the Northeast corner of said Lot 5, thence West 30 feet to a point, thence South 10 feet to a point, and thence West 42 feet to the West line of said Lot 5, thence North 17 feet to the Northwest corner of said Lot, thence East 72 feet, along the North line of said Lot to the Northeast corner thereof, and thence South 7 feet to the point of beginning.

Together with all improvements situate thereon.

C. A portion of Parcel A has historically been used in conjunction with accessing the parking spaces situated east of the building situated on Parcel B. Vehicles parked on Parcel B have historically entered onto Parcel A while turning around or while entering or leaving a parking space on Parcel B.

D. The parties wish to formally enter into this non-exclusive access easement to allow the owners of Parcel B to access Parcel A for uses consistent with parking and other related uses of Parcel B



Now, therefore, in consideration of the mutual covenants set forth herein and for other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

Agreement

1. TK does hereby grant to Goose Creek Holdings, LLC, and its successors and assigns, a perpetual non-exclusive access easement for ingress and egress over and across the following described lands:

The western fifteen (15) feet of Lot number 7 in Block number 20 of Sheridan Land Company's First Addition to the Town, now City, of Sheridan, Sheridan County, Wyoming together with all improvements situate thereon.

Attached hereto as Exhibit A is a map depicting the easement area.

2. Goose Creek Holdings, LLC may utilize the above-described access easement for ingress and egress to facilitate vehicles turning around and otherwise utilizing the parking spaces on Parcel B; provided, however, in no circumstance shall such vehicles unreasonably restrict or block TK's ability to access or utilize any improvements constructed by TK on Parcel A. It is the intent of the parties that Goose Creek Holdings, LLC and its invitees, successors and assigns be able to use the above-described access easement for all uses that are reasonably necessary to allow Goose Creek Holdings, LLC to fully utilize the parking spaces on the lands described as Parcel B above.

3. This access easement is nonexclusive and TK and its successors and assigns reserve the right to utilize the easement area to provide access in and out of any improvements built on Parcel A. Neither parties' use of the easement area may unreasonably interfere with the right of access and vehicular travel over and across the easement area granted and reserved herein.

4. This agreement shall be construed according to the laws of the State of Wyoming. This access easement shall run with the lands described herein and shall be appurtenant to that real property described as Parcel B above.

5. This access easement is binding upon the successors and assigns of the parties and shall be a perpetual easement for the benefit of the real property described as Parcel B above.

Dated effective this 27th day of September 2016.

TK, LLC, a Wyoming limited liability company

David A. Kinskey Member
By: David A. Kinskey, Member

Goose Creek Holdings, LLC

Kevin K. Kessner Member
By: Kevin K. Kessner, Member

STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 27 day of September, 2016, David A. Kinskey, Member of TK, LLC, a Wyoming limited liability company

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 4-10-18

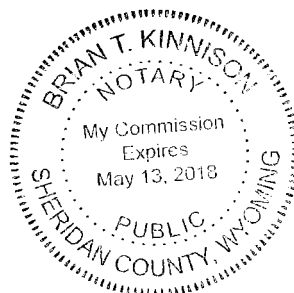
STATE OF WYOMING)
) ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 29th day of September, 2016, by Kevin K. Kessner, member of Goose Creek Holdings, LLC.

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: 5-13-18





2016-729950 10/3/2016 10:09 AM PAGE 4 OF 4
BOOK: 562 PAGE: 505 FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

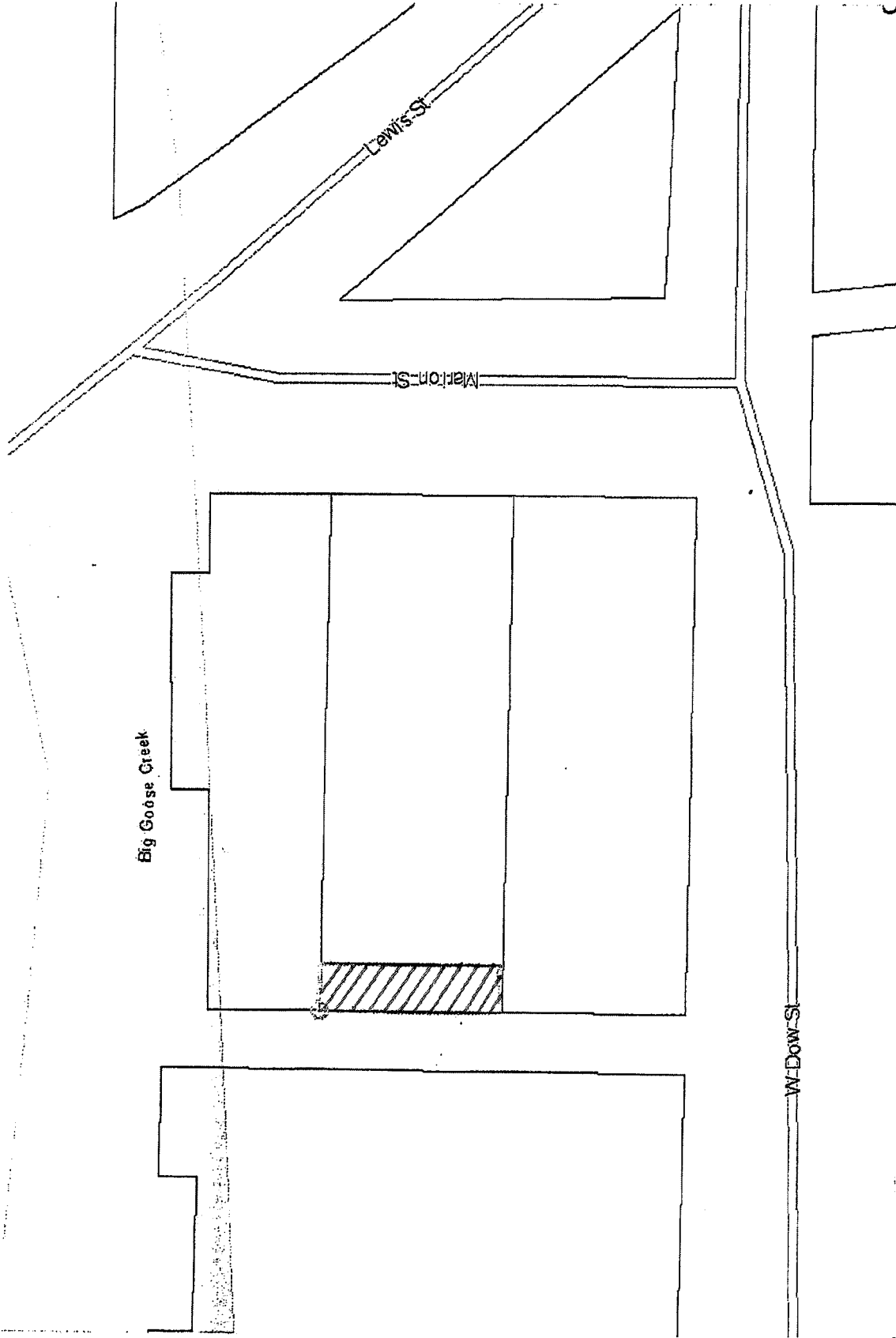
county.com/map?

NO. 2016-729950 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801

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Layers	Info
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<input type="checkbox"/> Az Lot fil	
<input checked="" type="checkbox"/> Az Owner	
<input checked="" type="checkbox"/> Roads, St	
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<input type="checkbox"/> SAMS	
<input checked="" type="checkbox"/> River,	
<input type="checkbox"/> FEMA Floo	
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<input type="checkbox"/> Hunting Area	
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<input checked="" type="checkbox"/> Public Lan	
<input type="checkbox"/> County Zc	
<input type="checkbox"/> Voter Pre	
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<input type="checkbox"/> School Dis	
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<input type="checkbox"/> 2007 Shet	
<input type="checkbox"/> Open Stre	
<input type="checkbox"/> ESRI Topc	
<input type="checkbox"/> USGS Top	



Long: -106° 57' 34.9" Lat: 44° 48' 10.4"
Long: -106.9597° Lat: 44.8029°
Scale = 1 : 564

NAD83 UTM zone 13
X = 345018 Y = 4962921
Greenwood Mapping, Inc.

