

ACCESS, UTILITY AND SIGNAGE EASEMENT

Melody L. Thompson, a single person, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and convey to Andrew Cameron, and his successors and assigns, GRANTEE, an easement over and across that land more specifically described and illustrated on **Exhibit A**, attached hereto (the "Easement Route").

Grant of Easement For Benefit of Dominant Parcel. Grantor grants and conveys this easement across said Easement Route to and for the non-exclusive benefit of Grantee, as the record owner of the following-described parcel, and each parcel thereof (the "Dominant Parcel"), to wit:

A Tract of land, being part of Tract "A" of Brundage Place, a subdivision of the SE $\frac{1}{4}$ NW $\frac{1}{4}$, SW $\frac{1}{4}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$ and NE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 2, T. 55 N., R. 84 W., 6th P.M. and further described as follows:

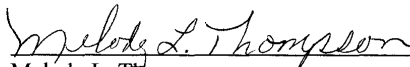
Commencing at a point on the West line of said Tract "A" a distance of 355 feet South of the Northwest corner of said Tract "A", thence South along said West line of said Tract "A" a distance of 450 feet; thence East on a line parallel with the North line of said Tract "A" a distance of 424 feet; thence North a distance of 178 feet; thence East a distance of 240 feet; thence North a distance of 272 feet; thence West a distance of 664 feet to the point of beginning.

Intent and Purpose of Easement. Grantor's intent and purpose by this easement is to provide several appurtenant rights to the Dominant Parcel, including:

- a. the non-exclusive right of ingress and egress along the Easement Route to provide access from Highway 87 (Coffeen Avenue) to the Dominant Parcel, with such access to travel around any improvements existing in the Easement Route; and
- b. the right for Grantee and its contractors and public utility services as its direction to install, repair, replace and maintain utilities, under, over and across the Easement Route to and for the benefit of the Dominant Parcel; and
- c. the exclusive right, title and interest in and to the Easement Area to install signage on the Easement Route along the Coffeen Avenue to advertise the uses and activities conducted on the Dominant Parcel in the same manner as if the Grantee owned the Easement Area. Any and all signage shall be in compliance with the Sheridan City sign code.

The Easement Route shall forever hereafter be appurtenant to the Dominant Parcel to serve as ingress, egress, utility access and signage for the owners of the Dominant Parcel. This easement shall run with the land and each and every portion thereof. Grantor shall bear no responsibility or liability to any person or entity using the Easement Route by reason of this easement.

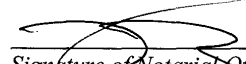
WITNESS my hand this 5th day of December, 2018.


Melody L. Thompson

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

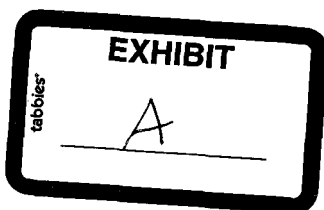
This instrument was acknowledged before me on the 5th day of December, 2018, by Melody L. Thompson.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My Commission expires: 4/10/22





RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
Phone 307-672-6003
Fax 307-672-6003

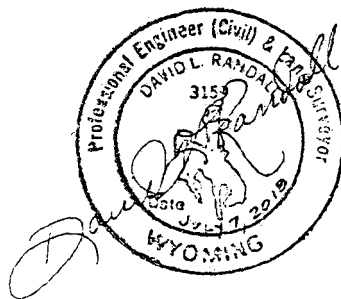
July 7, 2018

Melody Thompson
2554 Coffeen Avenue
Sheridan, Wyoming 82801

Re: Description of Easement Across 2554 Coffeen Avenue.

A tract of land situated in Tract A of the Brundage Place Subdivision, in the City of Sheridan, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 47°44'49" E a distance of 1,305.39 feet from the Northwest Corner of said Tract A, Brundage Place; thence N 9°43'04" E for a distance of 60.00 feet; thence N 80°20'34" W for a distance of 26.40 feet; thence N 82°35'41" W for a distance of 455.62 feet; thence N 83°10'51" W for a distance of 59.25 feet; thence N 89°31'37" W for a distance of 3.82 feet; thence South for a distance of 60.00 feet; thence S 83°10'51" E for a distance of 55.61 feet; thence S 82°35'41" E for a distance of 454.14 feet; thence S 80°20'34" E for a distance of 25.16 feet to the point of beginning.





2018-746898 12/6/2018 11:01 AM PAGE: 3 OF 4
BOOK: 578 PAGE: 125 FEES: \$21.00 MFP EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

TRACT 11
MARSHALL SUBDIVISION

