

EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 17<sup>th</sup> day of August, 1990 by and between VALRIE L. GELDIEN, a single woman, and JOHN KUKUCHKA and JANET KUKUCHKA, husband and wife, all of Sheridan County, Wyoming.

WHEREAS, VALRIE L. GELDIEN, a single woman is the record owner of the following described real property, to-wit:

Lot 12, Block 2, Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

WHEREAS, JOHN KUKUCHKA and JANET KUKUCHKA, husband and wife, are the record owners of the following described real property, to-wit:

Lot 11, Block 2, Vale Avoca Place, an Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

WHEREAS, there presently exists upon the real property first above-described a garage the south wall of which encroaches 0.6 foot onto the real property second above-described together with the overhanging of the eve of the roof of said garage which also encroaches onto said real property.

NOW, THEREFORE, it is hereby agreed by the parties hereto that the existing garage may remain in its present location and no claim of adverse possession shall be made by the owner of the property second above-described as to the garage wall, and

FURTHER, ~~the owner of the property first above-described is hereby granted an easement across the north one foot of the property second above-described; also~~ the owner of the property first above-described is hereby granted access for the purpose of performing routine maintenance and repair of the garage wall provided, however, that reasonable care is taken at all times of such maintenance and repair so as to cause no harm to the property, second above-described.

FURTHER, this Agreement shall constitute a covenant running with the land so long as the existing garage wall remains in its present location.

This Agreement shall be binding upon the parties hereto, their heirs, executors, successors and assigns.

In Witness Whereof the parties hereto have affixed their signature this 17<sup>th</sup> day of August, 1990.

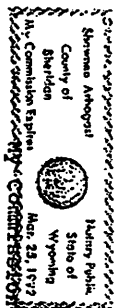
Valrie L. Geldien  
Valrie L. Geldien

John Kukuchka  
John Kukuchka

Janet Kukuchka  
Janet Kukuchka

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Valrie L. Geldien this 17<sup>th</sup> day of August, 1990.

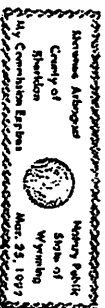


Valrie L. Geldien  
Notary Public

My Commission Expires: August 25, 1992

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by John Kukuchka and Janet Kukuchka 17<sup>th</sup> day of August, 1990.



John Kukuchka  
Notary Public

My Commission Expires: August 25, 1992