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BOOK: 577 PAGE: 282 FEES: \$21.00 MFP EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

PRIVATE ROAD ACCESS EASEMENT

North Sheridan Land Company, LLC, a Wyoming limited liability company, of 237 North Main St., Ste. 200, Sheridan, WY 82801 as the fee owner of real property located in Sheridan County, Wyoming ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00 US) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, and conveys unto Joshua Schuster and Kathleen Schuster, husband and wife as tenants by the entireties, of 1898 Fort Road, Building 21a, Sheridan, Wyoming 82801 ("Grantees") a non-exclusive private road Access Easement as specifically described in the attached Exhibit "A", which Exhibit "A" is expressly incorporated herein by this reference.

The scope and use of said private road Access Easement shall be as a private non-commercial access, ingress and egress road to allow the Grantees and their respective family members, invitees and guests ingress and egress access to Grantees' residential lands located in Tract 13 of the North Rim Ranchettes located in Sheridan County, Wyoming. Grantor expressly reserves the right to dedicate the Exhibit "A" easement lands, or a portion thereof, to Sheridan County, Wyoming or to a similar governmental entity in the future as a public or private road. Said nonexclusive private road Access Easement shall expressly inure to the benefit of all successors and assigns of the Grantees.

Grantees shall not fence or obstruct the easement and shall keep the easement area free of debris and trash. Grantees shall bear and pay their proportionate share of all reasonable necessary costs of maintenance of said private Access Easement road.

Said nonexclusive private road Access Easement is expressly intended to run with and burden the Grantor's lands in the North Rim Ranchettes as shown in Exhibit "A". Said easement is further expressly intended to run with and benefit lands and interests in lands owned by Grantees in Tract 1 of the North Rim Ranchettes located in Sheridan County, Wyoming.

Executed and effective this 19th day of October, 2018

GRANTOR – North Sheridan Land Company, LLC

By: 
Jason Spielman, Managing Member