

# UTILITY EASEMENT

For value received, Kendel E. Moore, Jr. and Cathy Lee Moore, husband and wife, ("Grantors") of Sheridan County, Wyoming grant and convey to the Town of Ranchester, a Wyoming municipal corporation, whose address is P. O. Box 236, Ranchester, Wyoming 82839, ("Town") its successors and assigns, a perpetual easement to install, construct, reconstruct, alter, operate, maintain, inspect, repair, and remove utilities, including, without limitation, water and sewer lines and mains, and electric distribution systems, street lighting, communication systems, and fire hydrants and other equipment and appurtenances as may be necessary or convenient for the operation of the utilities with the right of ingress and egress to and from the same on, over, under, through, and across the following described lands situate in Sheridan County, Wyoming:

The east 20 (twenty) feet of that certain tract of land described by Warranty Deed dated July 3, 1991, in Book 342, Page 337 of Deeds (No. 85659), located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northeast corner of said tract, North 89°45' West a distance of 155.00 feet from the northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South 0°01'24" East a distance of 579.33 feet to the southeast corner of said tract; thence North 64°25' West a distance of 22.18 feet; thence North 0°01'24" West a distance of 570.04 feet to the north line of said tract; thence South 89°45' East a distance of 20.00 feet along said north line to the point of beginning, said east 20 (twenty) feet containing 11,497 square feet more or less.

Grantors also grant and convey to Town the right to occupy and use the following described property until October 31, 1992 for the purpose of temporary construction, maintenance, repair, and removal work on the utilities:

The east 40 (forty) feet of that certain tract of land described by Warranty Deed dated July 3, 1991, in Book 342, Page 337 of Deeds (No. 85659), located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ , Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northeast corner of said tract, North 89°45' West a distance of 155.00 feet from the northeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; thence South 0°01'24" East a distance of 579.33 feet to the southeast corner of said tract; thence North 64°25' West a distance of 44.36 feet; thence North 0°01'24" West a distance of 560.55 feet to the north line of said tract; thence South 89°45' East a distance of 40.00 feet along said north line to the point of beginning, said east 40 (forty) feet containing 22,802 square feet more or less.

Grantors warrant that they have good, marketable title to the lands which are affected by this easement free and clear of all encumbrances and that they have full power and authority to grant this easement to the Town.

Grantors release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

Kendel E. Moore, Jr.  
KENDEL E. MOORE, JR.

Cathy Lee Moore  
CATHY LEE MOORE

STATE OF WYOMING

)  
) ss.

COUNTY OF SHERIDAN

The foregoing instrument was acknowledged before me this 11 day of Nov, 1992 by Kendel E. Moore, Jr., and Cathy Lee Moore, husband and wife.  
WITNESS my hand and official seal.

My Commission Expires:

Sept 21, 1996

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