



WATERLINE EASEMENT

Virgil G. Kinnaird, Trustee of the B. Bradford Waters Trust U/T/A February 14, 2006 as amended, (herein referred to as "Grantor"), for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to **Bruce E. Garber, Trustee of the Bruce E. Garber Revocable Trust, under agreement dated the 28th day of May 2015**, (herein referred to as "Grantee"), whose address is 2972 U.S. Hwy 87, Sheridan, WY 82801, an easement for the installation, operation, repair, replacement and maintenance of a waterline across Grantor's property to serve Grantee's property.

Grantor's property described as:

A tract of land situated in the N½SE¼ of Section 27, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S 27°09'18" E a distance of 3,208.21 feet from the North ¼ Corner of said Section 27; this point of beginning being on the Westerly Right-of-Way line of U. S. Highway 87; thence along said Right-of-Way, S 39°46'08" E for a distance of 600.60 feet to a point of Tangent to Spiral Curve at Highway Station 103+92.2; thence along a Spiral Curve to the left, this spiral curve centerline having a Central Angle of 2°48'00", a Spiral Length of 280.00 feet and Tangent of 140.00 feet, with a Chord bearing S 40°41'44" E and a Chord distance of 282.47 feet to a point Spiral to Curve at Highway Station 106+72.2; thence along a Circular Curve to the left, this curve having a Radius of 2,914.79 feet, a Central Angle of 1°48'12", an Arc Length of 91.74 feet and a Chord bearing S 43°27'10" E with a Chord distance of 91.74 feet; thence leaving said Highway Right-of-Way line on a bearing of S 34°07'01" W for a distance of 97.98 feet; thence S 34°27'22" E for a distance of 316.55 feet; thence S25°31'02"E for a distance of 101.51 feet; thence N 88°45'51" W for a distance of 1,019.24 feet; thence N 1°21'21" E for a distance of 827.48 feet; thence N88°22'57" W for a distance of 253.47 feet; thence N 15°25'44" E for a distance of 165.38 feet; thence N 12°39'46" E for a distance of 140.52 feet; thence N8°03'15" E for a distance of 110.06 feet; thence N 13°32'01" E for a distance of 2.73 feet; thence S42°57'26" E for a distance of 279.93 feet; thence N55°52'07"E for a distance of 207.57 feet to the point of beginning.

Said tract of land contains 18.67 acres.



Grantee's property adjoining described as:

A tract of land situated in the S1/2NE1/4 and the N1/2SE1/4 of Section 27, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at a point which bears S23°00'34"E a distance of 2927.53 feet from the North ¼ Corner of said Section 27; thence S42°48'49"W for a distance of 50.60 feet; thence S13°32'01"W for a distance of 35.43 feet; thence S42°57'26"E for a distance of 279.93 feet; thence N55°52'07"E for a distance of 207.57 feet to a point on the East right-of-way line of Highway 87; thence along said right-of-way line, N39°46'08"W for a distance of 411.06 feet to a point in the center of Little Goose Creek; thence following the centerline of Little Goose Creek for the following courses and distances; S70°35'55"W for a distance of 33.87 feet; thence S66°11'02"W for a distance of 33.61 feet; thence S49°29'04"W for a distance of 24.87 feet; thence S51°37'34"W for a distance of 56.11 feet; thence S33°37'32"W for a distance of 31.74 feet; thence S54°28'21"W for a distance of 30.28 feet; thence S27°07'55"W for a distance of 36.56 feet; thence leaving the centerline of said Creek on a bearing of S88°22'57"E for a distance of 127.59 feet to the point of beginning.

Description of Waterline Easement through Grantor's property:

A tract of land situated in the NE1/4SE1/4 of Section 27, Township 55 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; this tract being a 10 foot wide strip of land lying 5 feet on each side of a centerline more particularly described as follows:

Beginning at a point which bears S27°39'17"E a distance of 3,338.51 feet from the North ¼ Corner of said Section 27; thence S88°38'51"W for a distance of 158.97 feet; thence N31°19'18"W for a distance of 45.94 feet to the point of terminus for this centerline. Said point of terminus bears S25°02'46"E a distance of 3,224.91 feet from the North ¼ Corner of said Section 27.

The above-described easement is for the benefit of, and shall run with lands owned by Grantee.



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BOOK: 561 PAGE: 451 FEES: \$18.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Dated this 9 day of August, 2016.

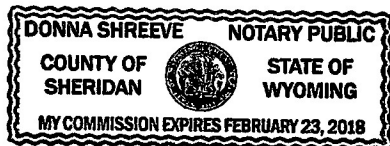
Virgil G. Kinnaird, TTE

Virgil G. Kinnaird, Trustee of the B. Bradford
Waters Trust U/T/A February 14, 2006 as amended,
pursuant to Declaration of Trustee, dated February
17, 2016, recorded at Book 43, page 10 in the
Office of Sheridan County Clerk

STATE OF WYOMING)
 ss.
County of Sheridan)

On this 9 day of August, 2016, before me personally appeared
Virgil G. Kinnaird, and upon being sworn and upon oath represented that he is the Trustee of the
B. Bradford Waters Trust U/T/A February 14, 2006 as amended, pursuant to Declaration of
Trustee, dated February 17, 2016, recorded at Book 43, page 10 in the Office of Sheridan County
Clerk, and that the foregoing instrument was signed on behalf of the Trust, and that pursuant to
the terms of the said written trust he has the authority to execute the instrument on behalf of the
Trust and that the instrument is the free act and deed of the Trust.

WITNESS MY HAND AND OFFICIAL SEAL



Donna Shreeve
Notary Public

My Commission Expires: 2-23-2018

NO. 2016-728782 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
KINNAIRD LAW OFFICE P O BOX 627
SHERIDAN WY 82801