

SEPTIC SYSTEM EASEMENT AGREEMENT

THIS SEPTIC SYSTEM EASEMENT AGREEMENT is made and entered into this 11th day of February, 2004, by and between **William Goodman** and **Norma M. Goodman**, husband and wife, owners of Tract 1, as shown on Exhibit "A" and **Susan R. Goodman**, owner of Tract 2, as shown on Exhibit "B", all of Sheridan, Wyoming.

WITNESSETH, that:

WHEREAS, William and Norma M. Goodman, as the owners of Tract 1, presently operate a septic system originating on the property described as Tract 1 utilizing property described as Tract 2, on the Exhibits attached; and


WHEREAS, Susan R. Goodman, as the owner of Tract 2, wishes to grant to William and Norma M. Goodman an easement on Tract 2 for the purpose of utilizing the existing septic system servicing the property described as Tract 1 in accordance with the terms and conditions hereof.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, it is agreed as follows:

1. Susan R. Goodman hereby grants and conveys unto William Goodman and Norma M. Goodman, husband and wife, an easement for the purpose of utilizing, maintaining and repairing the existing septic system from the property described on Exhibit "A" as Tract 1 to and upon the property described on Exhibit "B" as Tract 2.
2. In the event that the septic system servicing Tract 1 is repaired, serviced or reconstructed in accordance with applicable regulations of Sheridan County, Wyoming, for small waste water facilities and related design standards, the party owning Tract 1 shall bear the expense of such repair, service or reconstruction. Such reconstruction, if necessary in the future, shall be accomplished as closely as possible to the westerly boundary of Tract 2 in such a fashion as to minimize the impact of any such repair or reconstruction on Tract 2.
3. Utilization of the easement granted herein shall be accomplished with as minimal impact on Tract 2 as reasonably possible. The party owning Tract 1 shall promptly restore Tract 2 in the event of any disturbance to Tract 2 from utilization of the easement granted herein.
4. The provisions hereof shall constitute easements and covenants pertaining to and running with the land and shall be binding upon the parties hereto, their successors and assigns.

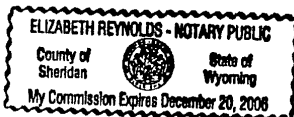
DATED this 11th day of February, 2004.


William Goodman


Norma M. Goodman


Susan R. Goodman

STATE OF WYOMING)
: SS.
COUNTY OF SHERIDAN)



The foregoing instrument was acknowledged before me by William Goodman, Norma M. Goodman and Susan R. Goodman, this 11th day of February, 2004.

WITNESS my hand and official seal.

Elizabeth Reynolds
Notary Public

My commission expires: December 20, 2006

EXHIBIT "A"

RE: Tract 1

Record Owner: Bill and Norma M. Goodman

December 16, 2003

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 29; thence N02°20'43"W, 913.01 feet to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of land described in Book 279 of Deeds, Page 461; thence N86°22'54"W, 550.77 feet along the southerly line of said tract described in Book 279 of Deeds, Page 461 to a point, said point being the southwest corner of said tract described in Book 279 of Deeds, Page 461; thence N00°28'02"E, 260.06 feet along the westerly line of said tract described in Book 279 of Deeds, Page 461 and a tract of land described in Book 213 of Deeds, Page 365 to a point, said point being the northwest corner of said tract described in Book 213 of Deeds, Page 365; thence N89°39'43"E, 356.04 feet along the northerly line of said tract described in Book 213 of Deeds, Page 365 to a point; thence S00°28'02"W, 244.60 feet to a point, said point lying on the northerly line of said tract described in Book 279 of Deeds, Page 461; thence S86°22'54"E, 194.23 feet along said northerly line described in Book 279 of Deeds, Page 461 and the southerly line of a tract of land described in Book 371 of Deeds, Page 666 to a point, said point being the northeast corner of said tract described in Book 279 of Deeds, Page 461; thence S00°28'02"W, 40.06 feet along the easterly line of said tract described in Book 279 of Deeds, Page 461 to the **POINT OF BEGINNING** of said tract.

Said tract contains 2.40 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)

EXHIBIT "B"**RE: Tract 2****Record Owner: Susan R. Goodman****December 19, 2003**

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the east quarter corner of said Section 29; thence N02°13'37"W, 953.03 feet to the **POINT OF BEGINNING** of said tract, said point being the southeast corner of a tract of land described in Book 371 of Deeds, Page 666; thence N86°22'54"W, 194.23 feet along the southerly line of said tract described in Book 371 of Deeds, Page 666 and the northerly line of a tract of land described in Book 279 of Deeds, Page 461 to a point; thence N00°28'02"E, 244.60 feet to a point, said point lying on the northerly line of a tract of land described in Book 213 of Deeds, Page 365; thence N89°39'43"E, 193.96 feet along the northerly line of said tract described in Book 213 of Deeds, Page 365 and the northerly line of said tract described in Book 371 of Deeds, Page 666 to a point, said point being the northeast corner of said tract described in Book 371 of Deeds, Page 666; thence S00°28'02"W, 258.00 feet along the easterly line of said tract described in Book 371 of Deeds, Page 666 to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.12 acres of land, more or less.

Basis of Bearings is Wyoming State Plane (East Central Zone)