

GRANT OF UTILITY EASEMENT

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **MICHAEL RAYMOND CORLEY and MYRNA LOUISE CORLEY**, husband and wife, whose address is P.O. Box 24, Unity, Oregon 97784, Grantors, hereby grant, bargain, sell and convey unto **BENJAMIN FORBES CORLEY**, a single person, whose mailing address is 9781 Pyramid Ct., #2117, Englewood, Colorado 80112, Grantee, a perpetual, non-exclusive easement for the installation and maintenance, at Grantee's sole expense and liability, of underground natural gas, electricity, telecommunications, water and sewer utilities, the location of which easement, and the land burdened thereby, and the land benefitted thereby, are more particularly described as follows:

The Easement conveyed hereby crosses and burdens certain lands presently owned by Grantors, described below as follows:

A tract of land situated in the SW1/4NW1/4 of Section 22, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, shown on the *Record of Survey for the Corley Family Boundary Line Adjustment as Tract No. 1*, which *Record of Survey* was filed in the office of the Sheridan, Wyoming, County Clerk and Recorder on April 8, 2019, in Drawer A, Plat No. 562, which is more particularly described therein as follows:

Lots 9 and 10 (including that portion of the west half of the vacated alley east of said Lots 9 and 10) of Block 39 of the Downers Addition, and a portion of a tract of land described in Book 570 of Deeds, Page 538, situated in the SW1/4NW1/4 of Section 22, Township 56 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, as shown on the *Record of Survey for the Corley Family Boundary Line Adjustment as Tract No. 1*, being more particularly described as follows:

BEGINNING at a 2" aluminum cap per PLS 5369 at the northwest corner of said Block 39; thence along the north line of said Block 39 and the south right of way line of 14th street, S89°28'39"E, 130.90 feet to the northeast corner of Lot 10 of said Block 39 being the intersection of said north line and the centerline of the vacated alley east of said Lot 10, also being the northwest corner of said tract described in Book 570 of Deeds, Page 538, not monumented this survey; thence S89°28'39"E, 160.89 feet along the north line of said tract described in Book 570 of Deeds, Page 538 and said south right of way line to a 2" aluminum cap per PLS 5369; thence S00°55'55"E, 79.54 feet to a 2" aluminum cap per PLS 5369; thence N89°27'37"W, 152.87 feet to a 2" aluminum cap per PLS 5369 lying on the west line of said alley; thence N89°27'37"W, 8.00 feet along the north line of said alley to the southeast corner of said Lot 9, being the intersection with the centerline of said alley and the south line of the vacated portion of said alley, not monumented this survey; thence N89°27'37"W 8.00 feet along the south line of said Lot 9 to a 2" aluminum cap per PLS 5369 being the northeast corner of Lot 8, said Block 39, thence continuing along said south line of Lot 9 N89°27'58"W, 122.95 feet to a 2" aluminum cap per PLS 5369 at the southwest corner of said Lot 9, thence N00°54'19"W, 79.46 feet along the west lines of said Lots 9 and 10 to the POINT OF BEGINNING.

The location of the Easement that is granted hereby is more particularly described below as follows:

The vacated alley lying north of the south line of Lot 9 of said Block 39 extended through said alley, situated in the Downers Addition, Sheridan County, Wyoming, as shown on the Record of Survey for the Corley Family Boundary Line Adjustment as Easement No. 1, being more particularly described as follows:

BEGINNING at the northeast corner of Lot 8 said Block 39; thence N00°56'24"W, 79.49 feet along the west line of said vacated alley to the south right-of-way line of 14th Street; thence along said south right-of-way line S89°28'39"E, 16.01 feet to the intersection of the east right-of-way line of said vacated alley; thence along said east right-of-way line S00°56'24"E, 79.50 feet to a 2" aluminum cap per PLS 5369 on said extension of the south line of Lot 9; thence N89°27'37"W, 16.01 feet to the POINT OF BEGINNING of said parcel.

The land benefitted by the Easement is more particularly described below as follows:

Lots 4 and 5, Block 39, Downers Addition to the City of Sheridan, Sheridan County, Wyoming.

This Easement shall inure to the benefit of Grantee, and shall be binding upon Grantors, and their respective heirs, successors and assigns, forever, and shall be a covenant that shall run with the land, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this state.

DATED effective this 17th day of April, 2019.

Michael Raymond Corley
Michael Raymond Corley

Myrna Louise Corley
Myrna Louise Corley

STATE OF OREGON)
COUNTY OF Malheur) : ss
Mike

The foregoing instrument was acknowledged before me this 17th day of April, 2019, by Michael Raymond Corley and Myrna Louise Corley, husband and wife.

WITNESS my hand and official seal.

My Commission expires:
12/01/2020

Notary Public

