

RECORDED OCTOBER 20, 1995 BK 376 PG 199 NO 211013 RONALD L. DAILEY, COUNTY CLERK

### CONVEYANCE OF EASEMENTS

This Conveyance of Easement is made and entered into by EUGENE C. FITZGERALD, as Trustee of the Eugene C. Fitzgerald Trust Dated March 12, 1991, for the Benefit of Eugene C. Fitzgerald, and Others Therein Named, HARRY W. COSNER and THERESA L. COSNER, husband and wife, and JAMES WALTON COSNER and DEBBIE A. COSNER, husband and wife, Grantors, of Sheridan County, Wyoming.

#### WITNESSETH

WHEREAS, Grantors are the owners of all of the lots within Wild Turkey Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer W, Plat No. 36,

WHEREAS, pursuant to the plat of Wild Turkey Subdivision, two sixty (60) foot access and utility easements are reserved across Lots 3, 4, and 7 of Wild Turkey Subdivision,

WHEREAS, the reservation of these access and utility easements is subject to the following restriction contained on the plat of Wild Turkey Subdivision:

The access and utility easements reserved herein across lots 3, 4, and 7 are for the benefit of the land divided herein and persons acquiring ownership of property within the divided land only, and are not for the benefit of any other land or person.

WHEREAS, Grantors desire to convey said access and utility easements, and all rights and privileges incident thereto, to Grantees, for the purpose of conveying to Grantees the exclusive right to own, control, restrict and convey said access and utility easements, separate and apart from the ownership and conveyance of lots within Wild Turkey Subdivision.

NOW, THEREFORE, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantors hereby grant and convey unto EUGENE C. FITZGERALD, as Trustee of the Eugene C. Fitzgerald Trust Dated March 12, 1991, for the Benefit of Eugene C. Fitzgerald and Others Therein Named, HARRY W. COSNER and THERESA L. COSNER, husband and wife, and JAMES W. COSNER, a married man dealing in his sole and separate property, Grantees, the following:

All right, title and interest in and to the sixty (60) foot access and utility easements crossing Lots 3, 4, and 7 of Wild Turkey Subdivision, a subdivision in Sheridan County, Wyoming, as recorded in Drawer W, Plat No. 36

Hereby releasing and waiving all rights under and by virtue of the homestead exemptions laws of the State of Wyoming.

The access and utility easements conveyed hereby shall vest absolutely in Grantees, and Grantees shall have the exclusive right to own, control, restrict and convey said easements, separate and apart from the ownership and conveyance of lots within Wild Turkey Subdivision, and any conveyance of lots within Wild Turkey Subdivision by Grantors or by Grantees shall not convey any right, title or interest in said access and utility easements unless specific reference is made thereto in the instrument of conveyance.

DATED effective this 19th day of October, 1995.

Eugene C. Fitzgerald  
EUGENE C. FITZGERALD, as Trustee of the Eugene C. Fitzgerald Trust Dated March 12, 1991, for the Benefit of Eugene C. Fitzgerald, and Others Therein Named

Harry W. Cosner  
HARRY W. COSNER

Theresa L. Cosner  
THERESA L. COSNER

James W. Cosner  
JAMES W. COSNER

Debbie A. Cosner  
DEBBIE A. COSNER

STATE OF WYOMING )

: ss.

COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by EUGENE C. FITZGERALD, as Trustee of the Eugene C. Fitzgerald Trust Dated March 12, 1991, for the Benefit of Eugene C. Fitzgerald, and Others Therein Named, this 19 day of October, 1995.

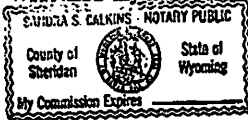
Notarial seal.  
County of Sheridan State of Wyoming  
My commission expires: 10-12-97

Sandra S. Calkins  
Notary Public

STATE OF WYOMING )  
 : ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by HARRY W. COSNER, this  
19 day of October, 1995.

WITNESS my hand and notarial seal.



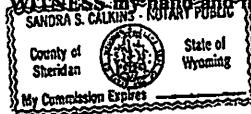
Sandra S. Calkins  
Notary Public

My commission expires: 10-12-97

STATE OF WYOMING )  
 : ss.  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by THERESA L. COSNER,  
this 19 day of October, 1995.

WITNESS my hand and notarial seal.



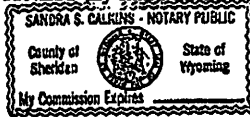
Sandra S. Calkins  
Notary Public

My commission expires: 10-12-97

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by JAMES W. COSNER, this  
19 day of October, 1995.

WITNESS my hand and notarial seal.



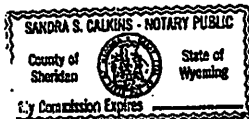
Sandra S. Calkins  
 Notary Public

My commission expires: 10-12-97

STATE OF WYOMING )  
 ) ss.  
 COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by DEBBIE A. COSNER, this  
19 day of October, 1995.

WITNESS my hand and notarial seal.



Sandra S. Calkins  
 Notary Public

My commission expires: 10-12-97