

MUTUAL EASEMENT AGREEMENT

This Mutual Easement Agreement is made and entered into by and among **JEFFREY L. TURNER and JUDITH S. TURNER, husband and wife**, of Box 203, Story, Wyoming 82842 ("Turner"), **TRIGG MARQUISS, a married man dealing in his sole and separate property**, of Box 68, Story, Wyoming 82842 ("Marquiss"), and **JONATHAN MALUTICH and KAREN ANN MAROTTA, husband and wife**, of Box 147, Story, Wyoming 82842 ("Malutich"), as Grantors and Grantees (collectively referred to as the "Parties").

WITNESS THAT:

1. The Parties hereto own contiguous Tracts of land ("Tracts") all of which are located in the NE1/4NW1/4 of Section 13, T53N, R84W of the 6th P.M., Sheridan County, Wyoming, more particularly described below.

a. **TURNER** owns that certain Tract of land described as:

Beginning at a point which is 710 feet West from the Southeast corner of said NE1/4NW1/4; thence North 30 feet to a point; thence West 168 feet to a point; thence South 30 feet to a point; thence East 168 feet to the point of beginning, as recorded September 3, 1998, in Book 396, page 146, No. 295106, in the records of the Sheridan County Clerk and Recorder (herein referred to as "Tract 1").

b. **MARQUISS** owns that certain Tract of land described as:

Beginning at a point which is 878 feet West from the Southeast corner of said NE1/4NW1/4; thence North 30 feet to a point; thence West 189 feet to a point; thence South 30 feet to a point; thence East 189 feet to the point of beginning, as recorded September 3, 1998, in Book 396, page 144, No. 295105, in the records of the Sheridan County Clerk and Recorder (herein referred to as "Tract 2").

c. **MALUTICH** owns that certain Tract of land described as:

Beginning at a point which is 1,067 feet West from the Southeast corner of said NE1/4NW1/4; thence North 30 feet to a point; thence West 253 feet, more or less, to a point; thence South 30 feet to a point; thence East 253 feet, more or less, to the point of beginning, as recorded September 3, 1998, in Book 396, page 142, No. 295104, in the records of the Sheridan County Clerk and Recorder (herein referred to as "Tract 3").

- d. Each of the Parties own an undivided one-third (1/3) interest in that certain Tract of land described as:

Beginning at a point which is 30 feet West from the Southeast corner of said NE $\frac{1}{4}$ NW $\frac{1}{4}$; thence North 30 feet to a point; thence West 680 feet to a point; thence South 30 feet to a point; thence East 680 feet to the point of beginning; as recorded September 3, 1998, in Book 396, page 148, No. 295107, in the records of the Sheridan County Clerk and Recorder (herein referred to as "**Tract 4**").

2. Said Tracts include parts of the travelled roadway commonly known as Penrose Lane in Story, Wyoming, which is used by the Parties for ingress and egress.

3. The Parties wish to mutually convey to each other, and obtain for themselves, a permanent easement for ingress and egress across the travelled portions of the existing roadway known as Penrose Lane that lay within each of the respective Party's Tracts described above, in accordance with the terms of this Mutual Easement Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, it is agreed by and among the Parties as follows:

Grant of Easement: Each of the Parties does hereby grant, bargain, sell, and convey to each of the other Parties, and to their heirs, successors and assigns, a permanent easement and right-of-way for unrestricted ingress and egress over, upon, across and through the travelled portion of Penrose Lane as it presently exists and which is within Tracts 1, 2, 3 and 4 as described herein.

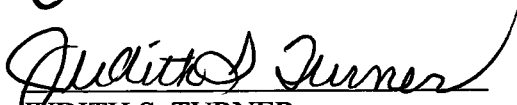
The easements granted herein are appurtenant to, for the benefit of, and shall burden Tracts 1, 2, 3, and 4 described above, and shall constitute a covenant running with each of said Tracts of land, and any portions or subdivisions thereof. The easements created by this instrument are superior and paramount to the rights of any Party to this instrument in the respective servient estates so created.

The Easements are for the benefit of the Parties, their guests, and invitees. The Easements shall be available for use in all seasons and shall last in perpetuity.

The Easements are nonexclusive, and each Party reserves the right to use the Easement and to grant unto others the right to use the Easement, so long as such use does not unreasonably interfere with the rights of any Grantee to use the Easements.

DATED this 4 of SEPT, 2012.


JEFFREY L. TURNER


JUDITH S. TURNER

JONATHAN MALUTICH

KAREN ANN MAROTTA


TRIGG MARQUISS

Mutual Easement Agreement
Turner/Marquiss/Malutich



STATE OF WYOMING)
) ss.
 County of SHERIDAN)

This instrument was subscribed and acknowledged before me this 4 day of SEP., 2012, by **JEFFREY L. TURNER and JUDITH S. TURNER.**



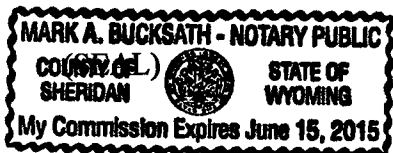
Mark A. Bucksath

Signature of Notarial Officer
 Title and Rank: Notary Public

My Commission expires: JUNE 15, 2015.

STATE OF WYOMING)
) ss.
 County of Sheridan)

This instrument was subscribed and acknowledged before me this 4 day of SEP, 2012, by **TRIGG MARQUISS.**



Mark A. Bucksath

Signature of Notarial Officer
 Title and Rank: Notary Public

My Commission expires: JUNE 15, 2015.

STATE OF WYOMING)
) ss.
 County of Sheridan)

This instrument was subscribed and acknowledged before me this ____ day of _____, 2012, by **JONATHAN MALUTICH and KAREN ANN MAROTTA.**

(SEAL)

 Signature of Notarial Officer
 Title and Rank: Notary Public

My Commission expires: _____.



DATED this _____ of _____, 2012.

JEFFREY L. TURNER


JONATHAN MALUTICH

JUDITH S. TURNER


KAREN ANN MAROTTA

TRIGG MARQUISS

STATE OF _____)
) ss.
County of _____)

This instrument was subscribed and acknowledged before me this ____ day of _____, 2012, by **JEFFREY L. TURNER** and **JUDITH S. TURNER**.

(SEAL)

Signature of Notarial Officer
Title and Rank: Notary Public

My Commission expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

This instrument was subscribed and acknowledged before me this ____ day of _____, 2012, by **TRIGG MARQUISS**.

(SEAL)

Signature of Notarial Officer
Title and Rank: Notary Public

My Commission expires: _____.

STATE OF WYOMING)
) ss.
County of Sheridan)

This instrument was subscribed and acknowledged before me this 5th day of September, 2012, by **JONATHAN MALUTICH** and **KAREN ANN MAROTTA**.



Signature of Notarial Officer
Title and Rank: Notary Public

My Commission expires: _____.

Mutual Easement Agreement
Turner/Marquiss/Malutich

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