

ACCESS EASEMENT

THIS AGREEMENT made this 28 day of August, 1998, between GEORGE B. HOLMES and DIXIE L. HOLMES, husband and wife, of Sheridan County, State of Wyoming, hereafter referred to as "GRANTORS," and JOHN QUARTERMAN and ERIN QUARTERMAN, husband and wife, of Sheridan County, Wyoming, hereafter referred to as "GRANTEES."

WITNESSETH:

WHEREAS, GRANTORS are the owners of the following described real property in Sheridan County, Wyoming, to-wit:

All of Lot 7, all of Lot 8, except the South Sixty Feet (60') of Lot 8, Block 4, Sheridan Land Company's First Addition to the City of Sheridan, Sheridan County, Wyoming.

WHEREAS, GRANTEES are the owners of

The South Sixty Feet (60') of Lot 8, and the North Twenty Feet (20') of Lot 9, Block 4, Sheridan Land Company's First Addition to the City of Sheridan, Sheridan County, Wyoming.

which property is located directly adjacent to said property of the GRANTORS; and

WHEREAS, the GRANTEES desire an Easement as a means of ingress and egress to and from their property.

NOW THEREFORE, for and in consideration of the sum of TEN DOLLARS and other good and valuable consideration, the GRANTORS hereby grant, bargain, convey, transfer and deliver unto the GRANTEES, an Easement described as follows:

A strip of land 10 feet wide situated across Lot 7 and the Northerly 10 feet of Lot 8 in Block 4 of the Sheridan Land Company's 1st Addition to the City of Sheridan County, Wyoming being 5 foot on each side of a centerline being more particularly described as follows:

BEGINNING at a point on the west lot line of said Lot 7, said point being S01°23'21"W, 5.50 feet from the Northwest Corner of said lot;

Thence S13°36'45"E, 76.60 feet to the POINT OF TERMINUS, said point being S89°58'46"E, 19.83 feet from the Southwest corner of the said Northerly 10 feet of Lot 8.

Lengthening and shortening the side lines to intersect the property lines.

This easement is granted for the purposes of access to GRANTEES' adjacent property.

The GRANTORS claim for themselves and their successors and assigns, the right to use and enjoy the premises except as the same may be necessary for the purpose herein granted the GRANTEES.

The GRANTEES, their heirs, successors in interest and assigns shall hold and save the GRANTORS, their successors in interest and assigns harmless from any and all damages sustained by GRANTEES, their heirs, successors in interest and assigns, or their employees or invitees on the easement.

This easement and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the GRANTEES, their heirs, successors in interest and assigns.

IN WITNESS WHEREOF, the Parties hereto have caused this Easement to be signed this 28 day of August, 1998.

John Quarterman
JOHN QUARTERMAN, Grantee
Erin Quarterman
ERIN QUARTERMAN, Grantee

George B. Holmes
GEORGE B. HOLMES, Grantor
Dixie L. Holmes
DIXIE L. HOLMES, Grantor

STATE OF WYOMING)
COUNTY OF SHERIDAN) : SS

The foregoing instrument was acknowledged before me this 28th day of August, 1998, by GEORGE B. HOLMES and DIXIE L. HOLMES.

WITNESS my hand and official seal.

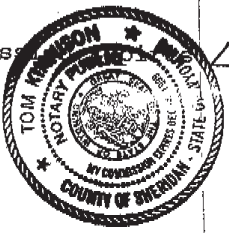
My Commission 1/14/99 Tom Kinnison Notary Public
STATE OF WYOMING
COUNTY OF SHERIDAN



The foregoing instrument was acknowledged before me this 28th day of August, 1998, by JOHN QUARTERMAN and ERIN QUARTERMAN.

WITNESS my hand and official seal.

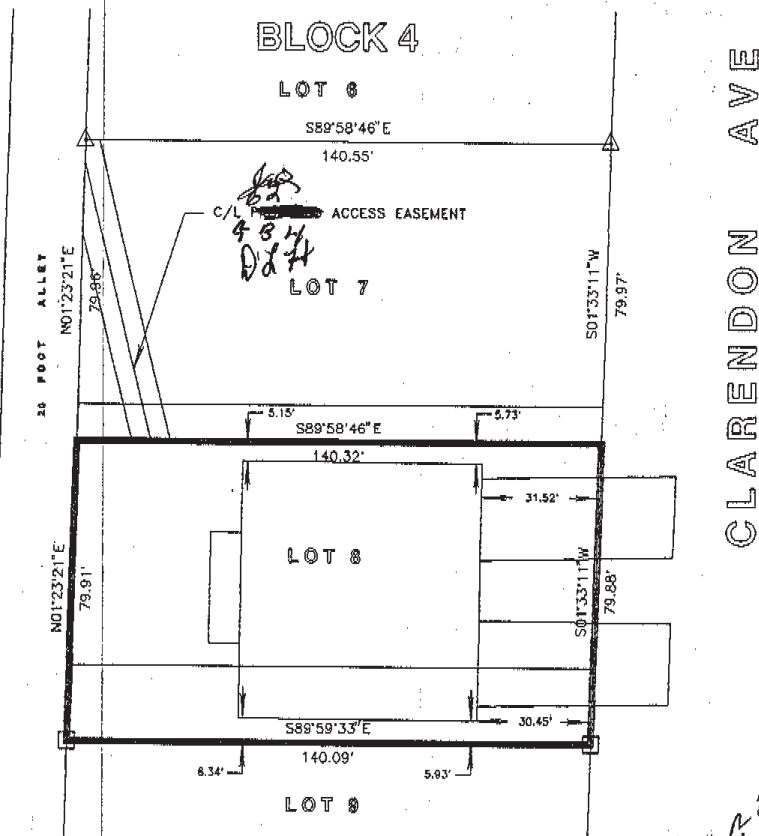
My Commission 12/14/99 Tom Kinnison Notary Public
EASEMENT



Surveyor's Certificate

I, DANIEL G. REDERTH, A DULY LICENSED SURVEYOR, HEREBY CERTIFY THAT I HAVE SUPERVISED THE SURVEY OF THE PARCEL OF LAND IN THE CITY OF SHERIDAN, STATE OF WYOMING, AND DESCRIBED AS FOLLOWS:

THE SOUTH 60 FEET OF LOT 8 AND THE NORTH 20 FEET OF LOT 9, IN BLOCK 4 OF THE SHERIDAN LAND COMPANY'S 1ST ADDITION TO THE CITY OF SHERIDAN, SHERIDAN COUNTY, WYOMING.



SCALE: 1" = 40'

LEGEND

- △ SET A/C PER LS 6594
- FOUND A/C LS 2615

STREET NUMBER — 930, 934, 946, 950 CLARENDON AVENUE
THIS PROPERTY BEING SITUATED ON THE WEST SIDE OF THE STREET.

I FURTHER CERTIFY AS FOLLOWS:

1. The residences and garages situated upon the above described property lie wholly within the boundary lines of the above described property.
2. The alley driveways do not lie within the said boundary lines.
3. No side line of the residence is less than 5.15 feet from any said boundary lines.
4. There are no encroachments upon the lot from buildings located upon any adjoining lot.
5. The building line restrictions have not been violated.
6. The front wall of the building is a minimum of 30.45 feet from the front lot line.
7. This residence is not in the flood plain as designated by H.U.D.
8. This certificate correctly represents all the data shown hereon.

SIGNED AND DATED THIS 19TH DAY OF AUGUST, 1998.



MENTOCK-WILLEY CONSULTANTS
CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE, No. 2
10307 NORTH MAIN ST.
SHERIDAN, WY. 82801
Phone 307-674-4224
Fax 307-672-9492

Daniel G. Rederth
Wyo. Reg. LS 6594

