

RIGHT OF WAY EASEMENTS

THIS AGREEMENT made and entered into this 3rd day of April, 19 93, by and between Larry S. Thomas and Marilyn K. Thomas, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTORS, and Edward A. Viren and Donna L. Viren, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTEES.

WITNESSETH, that:

WHEREAS, the Grantors are the owners of a parcel of land described as follows:

That portion of Sections 4, 5, 6, 8, 9, 10, 11, 14, 15, 21, 22, 23, 26, 27, and 28 in Township 57 North, Range 82 West, Sections 32 and 33, Township 58 North, Range 82 West, 6th P.M., Sheridan, County, Wyoming, said portion more particularly described in Book 254 of Deeds, Page 598;

Excluding that portion of Sections 11 and 14, Township 57 north, Range 82 West, 6th P.M., Sheridan County, Wyoming; said portion more particularly described in Book 312 of Deeds, Page 631, and Book 318 of Deeds, Page 564.

A tract of land lying in the SE1/4 of Section 20, SW1/4 of Section 21, NE1/4 of Section 29, and the W1/2 of Section 28, Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described in Book 283 of Deeds, Page 528.

WHEREAS, the Grantees, Edward A. Viren and Donna L. Viren, are the owners of a parcel of land described as follows:

Township 58 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 32: S1/2SW1/4, NW1/4SW1/4, SW1/4SE1/4

That portion of the E1/2SE1/4 of said Section 32 lying west and south of a proposed fence line; said proposed fence line more particularly described as follows:

Beginning at a point on an east-west fence line and the approximate north line of said E1/2SE1/4, said point being S89°30'37"W, 1288.65 feet from the east quarter corner of said Section 32; thence S02°02'54"W, 1240.85 feet along said proposed fence line to a point; thence S34°57'32" E, 1255.85 feet along said proposed fence line to a point; thence S41°00'29"E, 633.92 feet along said proposed fence line to a point on the approximate south line of said E1/2SE1/4, said point being west 220.77 feet from the southeast corner of said Section 32.

Township 57 North, Range 82 West, 6th P.M., Sheridan County, Wyoming

Section 5: Lots 2, 3, and 4, S1/2NW1/4, SW1/4NE1/4, SE1/4, N1/2SW1/4

Section 6: Lot 1, S1/2NE1/4, N1/2SE1/4

Section 8: E1/2, NE1/4SW1/4

Section 9: SW1/4, S1/2NW1/4, NW1/4NW1/4

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That portion of Lot 4, S1/2NW1/4, SW1/4 of Section 4, Lot 1, SE1/4NE1/4 of Section 5, NE1/4NW1/4, NW1/4NE1/4, S1/2NE1/4, and SE1/4 of Section 9; said portions lying west and south of an existing and proposed fence line; said fence lines more particularly described as follows:

Beginning at a point on the approximate north line of said Lot 1, of Section 5, said point being west, 220.77 feet from the northeast corner of said Section 5; thence S41°00'29"E, 762.67 feet along a proposed fence line to a point; thence S30°54'12"W, 388.74 feet along said proposed fence line to a point; thence S04°12'13"W, 1145.64 feet along said proposed fence line to a point; thence S73°59'22"E, 1049.52 feet along said proposed fence line to a point; thence S32°40'07"E, 917.67 feet along said proposed fence line to a point on an existing fence line; thence S04°04'35"E, 1353.41 feet along said existing fence line to a point; thence S31°13'40"W, 85.09 feet along said existing fence line to a point; thence S53°19'21"E, 1261.36 feet along a proposed fence line to a point; thence S30°15'29"E, 1274.05 feet along said proposed fence line to a point on the existing fence line; thence S39°06'28"E, 308.91 feet along said existing fence line to a point; thence S43°35'14"E, 649.96 feet along said existing fence line to a point; thence S29°19'43"E, 814.22 feet along said existing fence line to a point; thence S26°56'33"E, 256.94 feet along said existing fence line to a point; thence S20°55'42"W, 287.17 feet along said existing fence line to a point; thence S36°26'30"E, 378.22 feet along said existing fence line to a point; thence S79°06'11"W, 89.66 feet along said existing fence line to a point; thence S63°27'38"E, 650.00 feet along a proposed fence line to a point; thence S57°38'22"W, 731.65 feet to a point on an existing fence line; thence S43°03'51"W, 181.57 feet along said existing fence line to a point; thence S02°28'13"E, 349.89 feet along said existing fence line to a point; thence S02°28'13"E, 691.89 feet to a point on the approximate south line of said Section 9; said point being N39°49'12"W, 10,175.41 feet from the east quarter corner of Section 22.

Also including a tract of land situated in the S1/2NE1/4, SE1/4 and E1/2SW1/4 of Section 15; the NW1/4NE1/4, NE1/4NW1/4 of Section 22, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming, said tract more particularly described as follows:

Beginning at a point on a fence line, said point being N50°16'19"W, 2600.19 feet from the east quarter corner of said Section 22; thence N20°42'53"E, 3962.52 feet to a point on a proposed fence line; thence N54°20'37"W, 877.26 feet along said proposed fence line to a point; thence S44°55'32"W, 3436.72 feet to a point on an existing fence line; thence S36°58'58"E, 684.21 feet along said existing fence line to a point; thence S58°13'52"E, 955.01 feet along said existing fence line to a point; thence S39°13'54"E, 549.68 feet along said existing fence line to a point; thence S28°21'44"E, 351.50 feet along said existing fence line to the point of beginning.

WHEREAS, the Grantees desire private rights-of-way to permit Grantees, their heirs, successors-in-interest and assignees to have ingress and egress from Badger Creek County Road to lands owned by Grantees as described above, and to have ingress and egress from portions of Grantees' lands to a private road across lands owned

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by Grantors;

NOW, THEREFORE, in consideration of the above and foregoing, and in further consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid to Grantors, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant unto the Grantees and to their heirs, successors-in-interest and assigns, easements for private rights-of-way and private roadways located in Sheridan County, and State of Wyoming, to-wit:

EASEMENT NO. 1

An access easement for ingress and egress forty (40) feet wide being twenty (20) feet either side of an existing road centerline lying in Section 9, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Beginning at a point, said point being N31°48'16"W, 11,124.27 feet from the east quarter corner of Section 22 of said Township 57 North, Range 82 West; thence S19°13'10"W, 46.63 feet to a point, said point being N31°59'30"W, 11,094.99 feet from the said east quarter corner of Section 22.

EASEMENT NO. 2

An access easement for ingress and egress forty (40) feet wide twenty (20) feet either side of an existing road centerline lying in Section 9, Township 57 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

Beginning at a point, said point being S29°04'52"E, 7460.25 feet from the northeast corner of Section 5 of said Township 57 North, Range 82 West; thence S71°45'25"W, 133.17 feet to a point; thence S64°37'12"W, 123.50 feet along said centerline to a point, said point being S27°07'20"E, 7431.58 feet from the said northeast corner of Section 5.

EASEMENT NO. 3

An access easement for ingress and egress forty (40) feet wide twenty (20) feet either side of an existing road centerline lying in Section 4, Township 57 North, Range 82 West of the 6th P.M. Sheridan County, Wyoming; said easement being more particularly described as follows:

Beginning at a point, said point being S10°08'21"E, 1832.69 feet from the northeast corner of Section 5 of said Township 57 North, Range 82 West; thence N70°06'46"W, 319.45 feet to a point, said point being S00°45'04"E, 1695.54 feet from the said northeast corner of Section 5.

EASEMENT NO. 4

An access easement for ingress and egress forty (40) feet wide twenty (20) feet on either side of an existing road centerline lying in Section 32, Township 58 North, Range 82 West of the 6th P.M., Sheridan County, Wyoming; said easement being more particularly described as follows:

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Beginning at a point, said point being N38°34'01"W, 2079.39 feet from the southeast corner of said Section 32; thence N18°23'46"W, 159.45 feet to a point, said point being N37°09'15"W, 2229.73 feet from the said southeast corner of Section 32.

These easements are granted to enable Grantees and their heirs, successors-in-interest, and assigns, to have access to their lands as described above.

As additional consideration for this grant, Grantees agree as follows:

1. The Grantors, their successors-in-interest and assigns reserve the right to use said access routes at all times; and
2. Grantees, their heirs, successors-in-interest and assigns shall be responsible for the maintenance of the roadways at all times; and
3. Grantees, their heirs, successors-in-interest and assigns shall hold Grantors, their successors-in-interest and assigns harmless from any and all liability for injury, death or property damage sustained by Grantees, their heirs, successors-in-interest and assigns, or their employees or invitees on the roadways to be constructed and maintained by Grantees, their heirs, successors-in-interest and assigns.

These easements 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 and does not permit any use other than uses connected with agriculture or hunting.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 3rd day of April, 1993.

Larry S. Thomas
Larry S. Thomas

Marilyn K. Thomas
Marilyn K. Thomas

Edward A. Viren
Edward A. Viren
BY: Robert J. Viren
Robert J. Viren, his attorney in fact

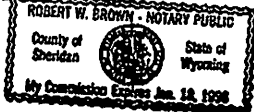
Donna L. Viren
Donna L. Viren
BY: Robert J. Viren
Robert J. Viren, her attorney in fact

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STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 4th
day of March, 1993, by Larry S. Thomas.

WITNESS my hand and official seal.



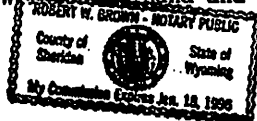
Robert W. Brown
Notary Public

My commission expires: Jan. 18, 1996

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 26th
day of February, 1992, by Marilyn K. Thomas.

WITNESS my hand and official seal.



Robert W. Brown
Notary Public

My commission expires: Jan. 18, 1996

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this ____
day of _____, 19__, by Edward A. Viren and Donna L. Viren,
husband and wife.

WITNESS my hand and official seal.

Notary Public

My commission expires: _____

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this third day of April, 1993, by Robert J. Viren, who acknowledged himself to be attorney-in-fact for Edward A. Viren and Donna L. Viren, and acknowledged that he executed the same as the act of his principals for the purposes therein contained.

Witness my hand and official seal.

Sharon D. K... ..
Notary Public

My Commission expires: March 18, 1997