

AGREEMENT AND DEED OF EASEMENT

WHEREAS, Minnie S. Lent of Sheridan County, Wyoming, hereinafter referred to as the Grantor, is the owner of the following described lands and property in Sheridan County, Wyoming, to-wit:

The Northwest Quarter (NW $\frac{1}{4}$ ) of Section Eight (8)  
in Township Fifty-three (53) North of Range Eighty-three  
(83) West of the Sixth (6th) Principal Meridian.

And WHEREAS Mead Creek Ditch Company, a corporation, organized and existing under the laws of the State of Wyoming and having its principal place of business in the County of Sheridan, State of Wyoming, hereinafter referred to as the Grantee, has for a number of years, under verbal permission from <sup>former owners of said land,</sup> ~~the Grantor~~, maintained a certain lumber sluice box on the above described lands of the Grantor located at the bottom of a fall of water from the ditch of the Grantee on said lands for the purpose of assisting in the conveyance of water of the stockholders of the Grantee across said lands of the Grantor and to prevent washing and erosion of said lands from said waterfall;

NOW THEREFORE, for and in consideration of the premises and of the sum of One Dollar (\$1.00) in hand paid to the Grantor by the Grantee, the receipt whereof is hereby acknowledged, the Grantor, for herself, her heirs, executors, administrators and assigns, hereby grants and conveys unto the Grantee the right to maintain the said or a similar sluice box on said lands for the purposes aforesaid so long as said Grantee, its successors and assigns, may desire to do so, together with right of reasonable ingress and egress over and across the lands of the Grantor for the purpose of proper inspection and maintenance of said sluice box.

PROVIDED HOWEVER, that if at any time the Grantee should cease to use and maintain said sluice box for the purposes aforesaid, the Grantee shall restore to the condition in which it was prior to the installation of said sluice box a certain ditch upon the lands of the Grantor, which <sup>predecessors</sup> ditch the Grantor ~~ceased~~ to use when said sluice box was constructed.

AND FURTHER PROVIDED that the Grantor, her heirs, executors, administrators and assigns, shall have the right to the use of water from the ditch of the Grantee during each irrigating season for the irrigation of about fifteen (15) acres of land, more or less, of the Grantor which



can be irrigated from said ditch, while said sluice box is maintained on said land, and the Piney & Cruse Creek Ditch is not shut down.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the said Grantee by its duly authorized officers, to this instrument in duplicate on this 20<sup>th</sup> day of January, 1941.

Pauline Deataw Fisher Minnie S. Lent (SEAL)  
Witness



MEAD CREEK DITCH COMPANY

By: Fay Green (SEAL)  
President

Attest: R. B. Marshall (SEAL)  
Ass't Secretary

Pauline Deataw Fisher  
Witness

STATE OF WYOMING )  
COUNTY OF SHERIDAN ) SS

On this 20<sup>th</sup> day of January, 1941, before me personally appeared Minnie S. Lent, to me personally known to be the individual described in and who executed the foregoing instrument, and she duly acknowledged to me that she executed the same as her free and voluntary act and deed for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Pauline Deataw Fisher  
Notary Public

My commission expires:

June 4, 1941