

RECORDED JANUARY 3, 1995 BK 371 PG 368 NO 187419 RONALD L. DAILEY, COUNTY CLERK

ACCESS EASEMENT

and

UTILITY EASEMENT

THIS AGREEMENT made and entered into this 30th day of DECEMBER, 1994, by and between Kip Michael Bethurem and Shirley Bethurem, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTORS, and Arnold Fay Bethurem and Williscene Lou Bethurem, husband and wife, of Sheridan County, and State of Wyoming, hereinafter referred to as GRANTEES.

WITNESSETH, that:

WHEREAS, Kip Michael Bethurem and Shirley Bethurem, husband and wife, are the owners of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

A tract of land situated in the E $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7 and the W $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the east quarter corner of said Section 7; thence S75°18'50"W, 833.45 feet to the POINT OF BEGINNING of the herein described tract, said point lying on the easterly right of way line of U.S. Highway No. 14; thence N82°12'18"E, 391.25 feet along the south line of a tract of land described in Book 363 of Deeds, Page 551 to a point; thence S16°23'00"E, 1142.00 feet to a point; thence N77°12'55"E, 356.07 feet to a point; thence N07°20'46"E, 240.81 feet to a point; thence N63°47'13"E, 186.24 feet to a point, said point lying on the west line of said tract described in Book 363 of Deeds, Page 551; thence S12°28'00"E, 346.54 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence S73°16'42"E, 260.49 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence S19°03'06"W, 34.89 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence S81°19'05"E, 143.05 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point, said point lying on the north line of a tract of land described in Book 22 of Deeds, Page 537; thence S87°10'08"W, 45.75 feet along said north line of a tract described in Book 22 of Deeds, Page 537 to a point, said point lying on the south line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S89°48'43"W, 28.22 feet along said north line of a tract described in Book 22 of Deeds, Page 537 and said south line of the NW $\frac{1}{4}$ SW $\frac{1}{4}$ to a point; thence Due South, 162.50 feet along said north line of a tract described in Book 22 of Deeds, Page 537 to a point; thence S87°00'54"W, 819.73 feet along said north line of a tract described in Book 22 of Deeds, Page 537 to a point, said point lying on the west line of said SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 8, and being S00°23'27"E, 202.50 feet from the northwest corner of said SW $\frac{1}{4}$ SW $\frac{1}{4}$; thence S00°23'27"E, 91.44 feet along said west line of the SW $\frac{1}{4}$ SW $\frac{1}{4}$ and the west line of said tract of land described in Book 22 of Deeds, Page 537 to a point, said point lying on the easterly right of way line of U.S. Highway No. 14; thence N39°23'56"W, 682.54 feet along said easterly right of way line to a point; thence through a curve to the right, having a radius of

1587.02 feet, a central angle of 24°14'21", an arc length of 671.39 feet, a chord bearing of N27°17'12"W, and a chord length of 666.40 feet along said easterly right of way line to a point; thence N15°09'42"W, 300.32 feet along said easterly right of way line to the POINT OF BEGINNING.

WHEREAS, the Grantees Arnold Fay Bethurem and Williscene Lou Bethurem, husband and wife, are the owners of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

A tract of land situated in the NE¼SE¼ of Section 7 and the NW¼SW¼ of Section 8, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said tract more particularly described as follows:

Commencing at the east quarter corner of said Section 7; thence S00°23'27"E, 100.84 feet to the POINT OF BEGINNING of the herein described tract, said point lying on the east line of said NE¼SE¼; thence S82°12'18"W, 423.18 feet along the south line of a tract of land described in Book 363 of Deeds, Page 551 to a point; thence S16°23'00"E, 1142.00 feet to a point; thence N77°12'55"E, 356.07 feet to a point; thence N07°20'46"E, 240.81 feet to a point; thence N63°47'13"E, 186.24 feet to a point, said point lying on the west line of said tract described in Book 363 of Deeds, Page 551; thence N01°32'26"E, 229.55 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence N03°36'24"W, 216.85 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence N21°40'32"E, 168.55 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point; thence N51°21'02"E, 200.41 feet along said west line of a tract described in Book 363 of Deeds, Page 551 to a point, said point lying on the south line of a tract of land described in Book 350 of Deeds, Page 255; thence N87°47'25"W, 659.76 feet along said south line of a tract described in Book 350 of Deeds, Page 255 to the POINT OF BEGINNING; and

WHEREAS, the Grantees desire a right-of-way to permit Grantees, their heirs, successors in interest and assignees to have ingress and egress to lands owned by Grantees as described above, reference to which may be made herein as "Access Easement;" and

WHEREAS, the Grantees desire an easement to permit Grantees, their heirs, successors in interest and assignees to erect, install, repair, maintain, alter and operate utility services for lands owned by Grantees as described above, reference to which may be made herein as "Utility Easement;"

ACCESS EASEMENT

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, an access easement for ingress and egress located in Sheridan County, and State of Wyoming, to-wit:

An easement thirty (30) feet wide lying fifteen (15) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

Commencing at the east quarter corner of said Section 7; thence S13°53'50"W, 1272.53 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the easterly right of way line of U.S. Highway No. 14; thence N22°58'10"E, 150.76 feet along said centerline to a point; thence N62°00'09"E, 101.92 feet along said centerline to the POINT OF TERMINUS of said easement, said point being S08°30'18"W, 1060.28 feet from said east quarter corner of Section 7.

This easement is 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 route at all times; and,
2. 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 easement; and,
3. 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.

UTILITY EASEMENT





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, an easement to erect, install, repair, maintain, alter and operate utility services for lands owned by Grantees as

described above. Said utility easement is located in Sheridan County, and State of Wyoming, to-wit:

A utility easement twenty (20) feet wide lying ten (10) feet each side of the following described centerline situated in the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 7, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; said centerline being more particularly described as follows:

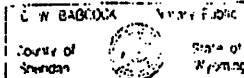
Commencing at the east quarter corner of said Section 7; thence S19°08'04"W, 1163.30 feet to the POINT OF BEGINNING of the herein described easement, said point lying on the easterly right of way line of a utility easement described in Book 283 of Deeds, Page 617; thence N85°28'18"E, 93.54 feet along said centerline to a point; thence N67°42'03"E, 138.80 feet along said centerline to the POINT OF TERMINUS of said easement, said point being S08°44'08"W, 1051.17 feet from said east quarter corner of Section 7.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 30th day of December, 1994.


KIP MICHAEL BETHUREM

Shirley Bethurem

Arnold Fay Bethurem

Willisene Lou Bethurem

STATE OF WYOMING 1
 : SS
COUNTY OF SHERIDAN 1

The foregoing instrument was acknowledged before me the 30 day of December, 1994, by KIP MICHAEL BETHUREM and SHIRLEY BETHUREM.



My Commission Expires: June 14, 1997


NOTARY PUBLIC

STATE OF WYOMING 1
 : SS
COUNTY OF SHERIDAN 1

The foregoing instrument was acknowledged before me the day of 30th December 1994, by ARNOLD FAY BETHUREM and WILLISCENE LOU BETHUREM.


NOTARY PUBLIC

My Commission Expires: _____

EASEMENTS

My Commission Expires: June 14, 1997