

RECORDED APRIL 4, 1996 BK 379 PG 82 NO 223528 RONALD L. DAILEY, COUNTY CLERK

### UTILITY EASEMENT AGREEMENT

THIS AGREEMENT, made and entered into this 27 day of March, 1996, by and between ROYCE A. CORNELL, a single person, WAFORD LEMONS, a single person, of Sheridan County and CYNTHIA C. HAMANN, a single person, of Natrona County, Wyoming.

WHEREAS, Royce A. Cornell and Waford Lemons are the record owners of the following described real property, to-wit:

A tract of land situated in the NE1/4NE1/4 of Section 24, T57N, R86W, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears S28°52'39"W, a distance of 456.25 feet from the Northeast corner of said Section 24; thence S23°30'54"E, for a distance of 269.37 feet; thence S57°11'W, for a distance of 40.15 feet; thence N18°47'40"W, for a distance of 281.29 feet; thence N81°40'57"E, for a distance of 17.07 feet to the point of beginning.

WHEREAS, Cynthia C. Hamann is the record owner of the following described real property, to-wit:

A tract of land situated in the NE1/4NE1/4 of Section 24, T57N, R86W, of the 6th P.M., Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which is S49°43'12"W, a distance of 381.00 feet from the Northeast corner of said Section 24; thence S85°05'E, a distance of 175.00 feet; thence S4°55'W, a distance of 125.13 feet; thence S81°40'57"W, a distance of 108.63 feet; thence N19°52'07"W, along the east line of a road easement for a distance of 165.22 feet to the point of beginning.

WHEREAS, on the date of the execution of this Agreement, that portion of the land described first above contains certain utility service lines and,

WHEREAS, the parties hereto wish to reduce their agreement relating to said utilities to writing,

NOW THEREFORE, it is agreed among the parties hereto as follows:

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, Royce A. Cornell and Waford Lemons do hereby grant, bargain, sell and convey unto Cynthia C. Hamann an easement for utility service lines, together with necessary appurtenants thereto, over, through and

under the land first described above, situate in Sheridan County, Wyoming.

Royce A. Cornell and Waford Lemons further grant the right of ingress and egress to, from and along said described utility easement for the purposes of maintaining said utilities, which easement and all rights hereunder shall continue in perpetuity, unless the Grantee shall discontinue the use of the same for the purposes aforesaid and abandon said easement.

Royce A. Cornell and Waford Lemons hereby acknowledge that the easement hereby granted is for the benefit of the lands set forth second above and constitutes a burden thereupon.

Royce A. Cornell and Waford Lemons reserve the right to use and enjoy the surface of the easement granted hereby except as the same may be necessary for the purposes herein granted and further agree not to build, create or construct any obstructions, structure or other improvements upon the easement first described above or permit the same to be done by others.

THE PARTIES hereto further agree that Royce A. Cornell and Waford Lemons as part of the consideration for the granting of this easement have the right to tap onto the utilities contained within the easement. If said utilities are utilized by Royce A. Cornell and Waford Lemons, the division of all maintenance and repair shall be divided equally by thirds among them.

THE PARTIES further agree that a majority of the owners may agree to any maintenance and repair and said majority may obligate the minority to share in the cost of all maintenance and repairs.

THE TERMS, CONDITIONS AND PROVISIONS hereof shall extend to and be binding upon the heirs, executors, administrators or personal representatives, successors or assigns of the parties hereto.

DATED this 27 day of March, 1996.

Royce A. Cornell  
Royce A. Cornell

Waford Lemons  
Waford Lemons

Cynthia C. Hamann  
Cynthia C. Hamann

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by  
Royce A. Cornell this 27 day of Mar, 1996.

Witness my hand and official seal.



Sherida D. Bailey  
Notary Public

My Commission Expires: Jan 11 1999.

STATE OF WYOMING )  
 ) ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by  
Waford Lemons this 28 day of Mar, 1996.

Witness my hand and official seal.



Sherida D. Bailey  
Notary Public

My Commission Expires: Jan 11 1999.

STATE OF WYOMING )  
 ) ss  
COUNTY OF NATRONA)

The foregoing instrument was acknowledged before me by  
Cynthia C. Hamann this 27 day of March, 1996.

Witness my hand and official seal.

Charlene A. Marquiss  
Notary Public

My Commission Expires: January 25, 2000.

