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RECORDED AUGUST 6, 1997 BK 387 PG 266 NO 262588 RONALD L. DAILEY, COUNTY CLERK
EASEMENT FOR WATER LINE AND SEWER LINE

FOR VALUABLE CONSIDERATION, receipt of which is hereby acknowledged on this ____ day of July, 1997, the undersigned, Melvin Neal and Grace Neal of 1033 Dayton Street, Ranchester, Wyoming 82839; Claren Neal of 3000 Villard Street, #129A, Helena, Montana 59601; and Susan (Neal) Graham of Rural Route, Lodge Grass, Montana 59050; hereinafter referred to as the Grantors, hereby grant, bargain, sell and convey unto Collins Ranch, Inc., a corporation whose address is P. O. Box 6012, Sheridan, Wyoming 82801, and to its successors and assigns forever, an easement twenty (20) feet in width for an underground (buried) water line and for an underground (buried) sanitary sewer line as shown on the Utility Easement Map attached to this document as an Exhibit and which easement is more particularly described as:

An easement located in the NW1/4NW1/4 of Section 19, T. 57 N., R. 85 W., of the 6th P. M., Sheridan County, Wyoming and being 10 feet each side of the following described centerlines:

Beginning at a point located South 17degrees 11minutes 11seconds East, 91.52 feet from the NW corner of said Section 19; thence along the centerline of said easement South 49degrees 37minutes 57seconds East, 163.67 feet; thence South 36degrees 33minutes 44seconds East, 217.77 feet.

Beginning at a point located South 37degrees 45minutes 37seconds East, 238.67 feet from the NW corner of said Section 19; then North 57degrees 11minutes 00seconds East, 194.86 feet.

The twenty (20) foot wide easement hereby given is for the benefit of and appurtenant to the following described real property for the purpose of providing water and sanitary sewer as underground (buried) services to the following described real property situated in the City of Ranchester, County of Sheridan, State of Wyoming, to wit:

Collins' Five Mile Subdivision Development property which is more particularly described as a tract of land in Sheridan County, Wyoming, identified and legally described in a Warranty Deed to Collins Ranch, Inc. recorded on May 19, 1997 in Book 386, at page 76, in the records of the Clerk and Recorder of Sheridan County, Wyoming,

and

Neals' property which is more particularly described as a tract of land in Sheridan County, Wyoming, identified and legally described in a Warranty Deed to Melvin and Grace Neal recorded on February 26, 1993, in Book 356, at page 549, in the records of the Clerk and Recorder of Sheridan County, Wyoming.

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This twenty (20) foot wide easement is a perpetual easement for an underground (buried) water line and a sanitary sewer line. This easement includes a reasonable right to repair, maintain, and/or replace said lines. This easement shall run with the Grantors' land and title thereto, be binding on the Grantors, their successors and assigns as well as any person or entity who shall hereafter acquire title to Grantors' property and shall inure to the benefit of both the Grantors' and the Grantee, as well as to their successors and assigns.

IN WITNESS WHEREOF, the Grantors have executed this easement the day and year first above written.

Melvin C Neal
Melvin Neal

Grace F. Neal
Grace Neal

State of Wyoming)
S.S.
County of Sheridan)

On this 17th day of July, 1997, before me, the undersigned, a Notary Public for the State of Wyoming, personally appeared Melvin Neal and Grace Neal, husband and wife, known to me to be the persons whose name are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this Certificate first above written.



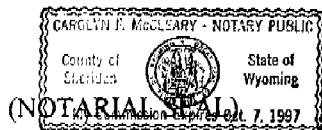
Carolyn J. McCleary
Notary Public for the State of Wyoming
Residing at Sheridan, Wyoming
My commission expires: 10-7-97

Susan Neal Graham 268
Susan (Neal) Graham

State of Montana)
S.S.
County of Big Horn)

On this 14th day of July, 1997, before me, the undersigned, a Notary Public for the State of ~~Montana~~ Wyoming, personally appeared Susan (Neal) Graham, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this Certificate first above written.



Carolyn E. McCleary
Notary Public for the State of ~~Montana~~ Wyoming,
Residing at ~~Hardin, Montana~~ Dayton, WY
My commission expires: 10-7-97

Claren Neal
Claren Neal

State of Montana)
S.S.
County of Lewis & Clark)

On this 8 day of July, 1997, before me, the undersigned, a Notary Public for the State of Montana, personally appeared Claren Neal, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my Notarial Seal the day and year in this Certificate first above written.

(NOTARIAL SEAL)

Mitchell E. Bradley
Notary Public for the State of Montana
Residing at Helena, Montana
My commission expires: 4-2-99

Attachment incorporated by reference: 8 1/2 x 14 Exhibit: Utility Easement Map by
Mentock-Willey Consultants

Easement. I

EXHIBIT

UTILITY EASEMENT
LOCATED IN THE NW1/4 NW1/4
OF SECTION 19, T57N, R85W OF
THE 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING



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MENTOCK-WILLEY CONSULTANTS

CONSULTING ENGINEERS AND LAND SURVEYORS
TAYLOR PLACE, No. 2
350 NORTH MAIN ST.

