

RECORDED APRIL 12, 1973 BK 193 PG 432 NO 624631 B. B. HUME, COUNTY CLERK

EASEMENT AGREEMENT

THIS EASEMENT AGREEMENT, made and entered into this day by and between GEORGE KUKUCHKA and ALBERTA KUKUCHKA, husband and wife; JOHN KUKUCHKA and JANET KUKUCHKA, husband and wife; ANDREW KUKUCHKA and GRACE KUKUCHKA, husband and wife; EDWARD KUKUCHKA and RAMONA KUKUCHKA, husband and wife, MICHAEL E. KUKUCHKA and JOYCE KUKUCHKA, husband and wife; ANNE K. SMITH and CHARLES SMITH, wife and husband; MARGARET MELTON and JAMES MELTON, wife and husband; HELEN FAGENBUSH and WAYNE FAGENBUSH, wife and husband; PEARL KUKUCHKA, a widow; MARY ANN FIEDOR, formerly Mary Ann Kukuchka and JOHN FIEDOR, wife and husband; ROXANNE MURPHY, formerly Roxanne Kukuchka and BLAINE MURPHY, wife and husband; and PEARL KUKUCHKA, as Guardian for Edmund Paul Kukuchka, hereinafter referred to as GRANTORS; and MALCOLM WALLOP, hereinafter referred to as GRANTEE;

WITNESSETH, THAT:

WHEREAS, the Grantee, as the successor to Frank J. Seibert and Blondina C. Seibert, his wife, is purchasing under an Agreement for Deed from Pearl Kukuchka, a widow, the following described tract of land situate in the County of Sheridan, State of Wyoming, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, described as follows, to-wit:
Beginning at a point 280 feet West and 200 feet North of the SE corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence South along the West bank of Tongue River to the Southline of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence West to the SW corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence North along the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ 266 feet to a point, and thence East along a line parallel to the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning;

and

WHEREAS, the Grantors are the owners of the adjoining tract of land situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West, Sheridan County, Wyoming, over which Grantee must have access in order to have a means of ingress and egress from U.S. Highway 14 to the tract of land which is being acquired by Grantee from Pearl Kukuchka as aforesaid, and

WHEREAS, the Grantors are willing to execute a Right of Way Agreement in favor of Grantee, giving Grantee an easement 30 feet in width as a means of ingress and egress to the tract of land being acquired by Grantee, subject to certain terms and conditions, and the parties hereto wish to reduce to writing their understandings and agreements, to-wit:

NOW, THEREFORE, IT IS HEREBY AGREED by and between the Parties hereto as follows:

I.

The Grantors do hereby grant, convey and warrant to the Grantee, his successors and assigns, a permanent easement and right of way in, to, upon and over the following access road, to-wit:

A roadway easement, 20 feet wide, for purposes of ingress and egress, said easement being situate in the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, the center line of which is described as follows:

Beginning at a point located North 180 feet and West 15 feet from the SE corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ thence North 1090 feet, more or less, to the South boundary line of U.S. Highway 14, said easement being portrayed on the plat which is marked Exhibit "A" and which is attached hereto and by reference thereto made a part hereof.

II.

IT IS UNDERSTOOD that this easement is solely for the purposes of ingress and egress from the highway to the following tract of land owned by Grantee, to-wit:

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 24, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming described as follows, to-wit:

Beginning at a point 280 feet West and 200 feet North of the SE corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence South along the West bank of Tongue River to the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence West to the SW corner of said SE $\frac{1}{4}$ NE $\frac{1}{4}$, thence North along the West line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ 266 feet to a point, and thence East along a line parallel to the South line of said SE $\frac{1}{4}$ NE $\frac{1}{4}$ to the point of beginning;

and that the easement so granted is not exclusive, but is subject to the right on the part of the Grantors herein, their heirs, executors, administrators and assigns, to use said roadway for purposes of ingress and egress, said right of use being expressly reserved herein.

III.

IT IS AGREED that said Right of Way shall be maintained by Grantors and Grantee, and that Grantee shall pay 80% of the cost of maintaining said Right of Way, and that Grantors shall pay the remaining 20% thereof, provided that if said right of way is badly damaged as a result of the activities of Grantee therein, Grantee shall do what is necessary to restore said right of way to its former condition, and if said right of way is badly damaged due to the actions of Grantors thereon, Grantors shall restore said right of way to its former condition.

IV.

IT IS EXPRESSLY UNDERSTOOD AND AGREED that the covenants herein contained, shall be construed as covenants running with the land and shall be binding upon the heirs, devisees, successors in title or assigns of the respective parties hereto.

V.

Grantors hereby relinquish and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as said right of way and easement are concerned.

IN WITNESS WHEREOF, the Parties hereto set their hands to this Easement Agreement this 30th day of September, 1971.

George Kukuchka
GEORGE KUKUCHKA

John Kukuchka
JOHN KUKUCHKA

Andrew Kukuchka
ANDREW KUKUCHKA

Edward F. Kukuchka
EDWARD KUKUCHKA

Michael E. Kukuchka
MICHAEL E. KUKUCHKA

Anne K. Smith
ANNE K. SMITH

Margaret Melton
MARGARET MELTON

Helen Fagenbush
HELEN FAGENBUSH

Alberta Kukuchka
ALBERTA KUKUCHKA

Janet Kukuchka
JANET KUKUCHKA

Grace Kukuchka
GRACE KUKUCHKA

Ramona Kukuchka
RAMONA KUKUCHKA

Joyce Kukuchka
JOYCE KUKUCHKA

Charles Smith
CHARLES SMITH

James Melton
JAMES MELTON

Wayne Fagenbush
WAYNE FAGENBUSH

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Mary Ann Fiedor
MARY ANN FIEDOR

Roxanne Murphy
ROXANNE MURPHY

Pearl Kukuchka
PEARL KUKUCHKA

John Fiedor
JOHN FIEDOR

Blaine Murphy
BLAINE MURPHY

Pearl Kukuchka
PEARL KUKUCHKA

As Guardian for Edmund Paul
Kukuchka

GRANTORS

Malcolm Wallop
MALCOLM WALLOP

GRANTEES

STATE OF WYOMING)
COUNTY OF PARK) SS

The foregoing instrument was acknowledged before me
this 26th day of January, 1972, by GEORGE KUKUCHKA
and PEARL KUKUCHKA, his wife.



WITNESS my hand and Official Seal.

Margaret Williams
Notary Public

Commission expires: June 1, 1972

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me
this 30 day of Dec., 1971, by JOHN KUKUCHKA
and JANET KUKUCHKA, his wife.



WITNESS my hand and Official Seal.

William A. Redle
Notary Public

Commission expires: March 24, 1974

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 30 day of Dec, 1971, by ANDREW KUKUCHKA
and JOYCE KUKUCHKA, his wife.

WITNESS my hand and Official Seal.



William S. Kedle
Notary Public

My Commission expires: March 24-1974

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 30 day of Dec, 1971, by EDWARD KUKUCHKA
and MONA KUKUCHKA, his wife.

WITNESS my hand and Official Seal.



William S. Kedle
Notary Public

My Commission expires: March 24-1974

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 30 day of Dec, 1971, by MICHAEL E.
KUKUCHKA and JOYCE KUKUCHKA, his wife.

WITNESS my hand and Official Seal.



William S. Kedle
Notary Public

My Commission expires: March 24-1974

STATE OF WYOMING)
COUNTY OF Sheridan) SS

The foregoing instrument was acknowledged before me this 30 day of Dec., 1971, by MARGARET MELTON and JAMES MELTON, her husband.

WITNESS my hand and Official Seal.



William S. Redle
Notary Public

Commission expires: March 24-1974

STATE OF ~~WYOMING~~)
COUNTY OF Sheridan) SS

The foregoing instrument was acknowledged before me this 30 day of Dec., 1971, by HELEN FAGENBUSH and ~~James~~ FAGENBUSH, her husband.

WITNESS my hand and Official Seal.



William S. Redle
Notary Public

Commission expires: March 24-1974

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing instrument was acknowledged before me this 30 day of Dec., 1971, by MARY ANN FIEDOR formerly Mary Ann Kukuchka, and JOHN FIEDOR, her husband.

WITNESS my hand and Official Seal.



William S. Redle
Notary Public

Commission expires: March 24-1974

STATE OF WYOMING)
) SS
COUNTY OF ALBANY)

The foregoing instrument was acknowledged before
me this 30 day of Dec., 1971, by ROXANNE MURPHY,
formerly Roxanne Kukuchka and BLAINE MURPHY, her husband.

WITNESS my hand and official Seal.



William L. Redke
Notary Public

My Commission expires: March 24-1974

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 5 day of June, 1972 by PEARL KUKUCHKA,
a widow,

WITNESS my hand and official seal.



Janet Cottrell
Notary Public

My Commission expires: May 20, 1974

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 5 day of June, 1972, by PEARL KUKUCHKA,
as Guardian for Edmund Paul Kukuchka.

WITNESS my hand and official seal.



Janet Cottrell
Notary Public

My Commission expires: May 20, 1974

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The foregoing instrument was acknowledged before me
this 30 day of Dec, 1971, by ANNE K. SMITH
and CHARLES SMITH, her husband.

STATE OF WYOMING)
COUNTY OF SHERIDAN)
SS)

WITNESS my hand and official seal.

William E. Steele
Notary Public

Witnessed at my office Dec 24, 1971

STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 30 day of Dec, 1971, by MALCOLM
WALLOP.

WITNESS my hand and Notarial Seal.



William L. Redle
Notary Public

Commission expires: March 24-1974

THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

DATE 10/1/00 BY SP-6 [illegible]

REASON: [illegible]

EXEMPTED FROM AUTOMATIC DOWNGRADING AND DECLASSIFICATION

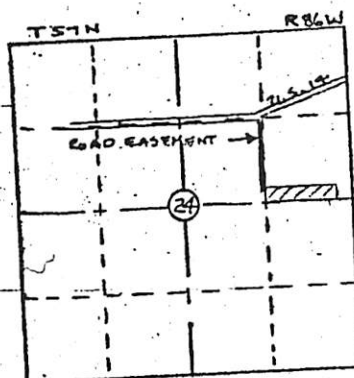
DATE 10/1/00 BY SP-6 [illegible]

REASON: [illegible]

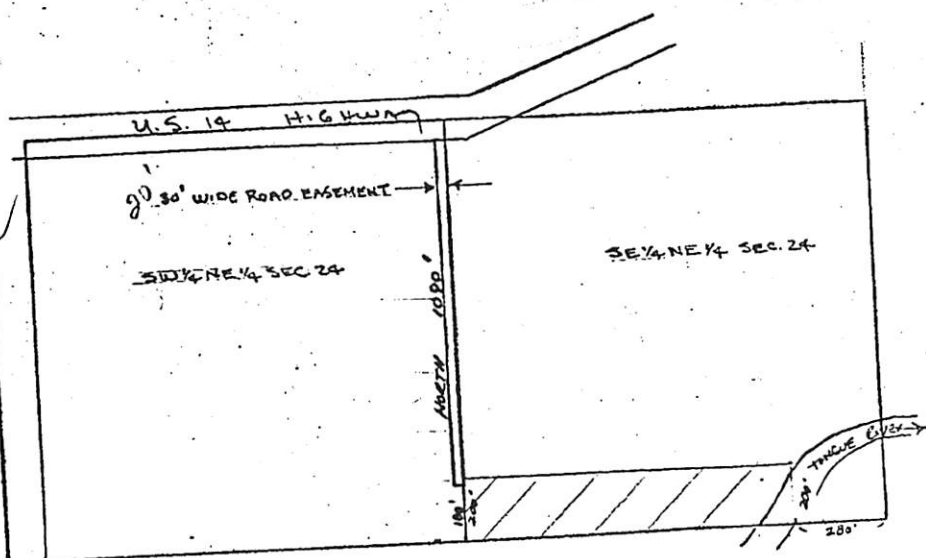
10/1/00

DATE 10/1/00 BY SP-6 [illegible]

442. EXHIBIT "A"



LOCATION MAP
Scale 1" = 2000'



MAP SHOWING

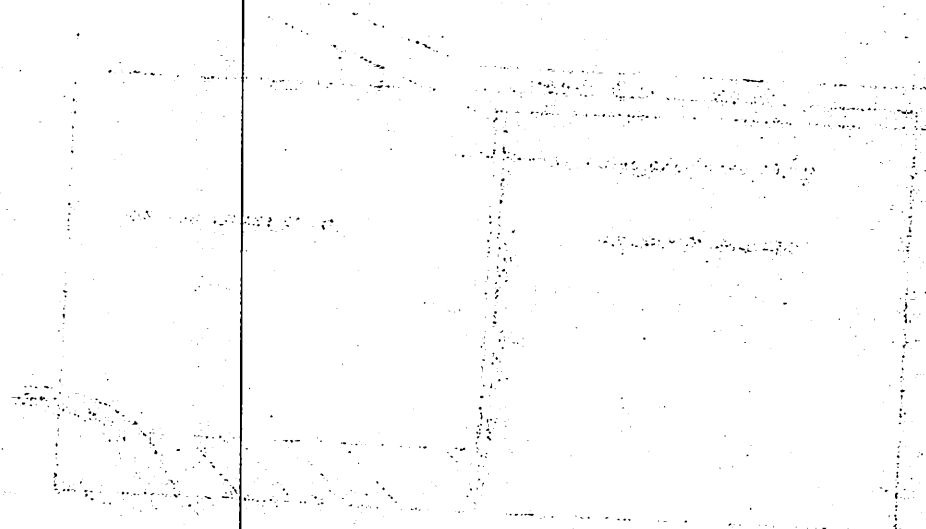
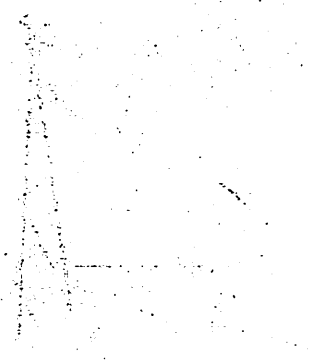
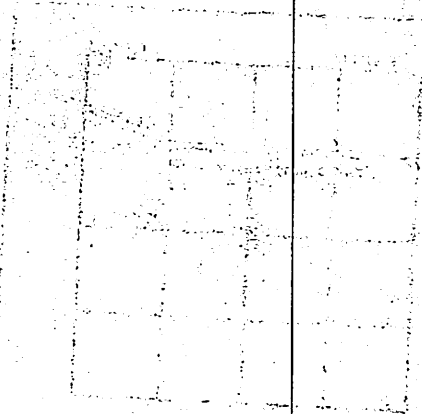
TRACTS OF LAND LOCATED IN

S 1/2 NE 1/4 SECTION 24 T51N R86W

SHERIDAN COUNTY, WYOMING

Scale 1" = 400'

W. J. FILCH & ASSOC. 9-2



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