

RIGHT OF WAY EASEMENT

THIS AGREEMENT made and entered into this _____ day of _____, 1995, by and between Stephen A. Silcox and Gail L. Silcox, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTOR, and Carl B. Anderson and Loretta Anderson, husband and wife, of Sheridan County, and State of Wyoming, hereinafter referred to as GRANTEE.

W I T N E S S E T H, that :

WHEREAS, the Grantor Stephen A. Silcox and Gail L. Silcox, husband and wife, are the owners of the following described property:

A tract of land located within the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 24, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the said SW $\frac{1}{4}$ NE $\frac{1}{4}$, said point located N 0°40'54"E, 210.48 feet from the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence West, 658.27 feet to a point in a fence line; thence along said fence line S 1°48'15"W, 110.91 feet; thence continuing along a fence line S 41°30'25"W, 18.00 feet; thence continuing along a fence line N 89°29'57"W, 119.32 feet; thence continuing along a fence line N 52°43'32"W, 357.82 feet; thence following a fence line N 78°30'12"W, 343.63 feet to a point located on the west line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along said west line N 0°05'32"W, 921.17 feet to the Northwest Corner of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the north line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ N 89°35'19"E, 1429.00 feet to the Northeast Quarter of said SW $\frac{1}{4}$ NE $\frac{1}{4}$; thence along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ S 0°40'54"W, 1093.41 feet to the point of beginning, said tract containing 35.00 acres, more or less.

WHEREAS, the Grantee Carl B. Anderson and Loretta Anderson is the owner of the following described property:

A tract of land located within the Southwest Quarter of the Northeast Quarter (SW $\frac{1}{4}$ NE $\frac{1}{4}$) and the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 24, Township 57 North, Range 86 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast Corner of the SW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 24; thence along the east line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$, S 0°14'56"W, 969.76 feet to a point in a fence line; thence along said fence line S 79°49'53"W, 238.56

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feet; thence continuing along said fence line N68°28'48"W, 220.08 feet; thence continuing along said fence line N48°37'22"W, 339.17 feet; thence continuing along said fence line N59°46'36"W, 79.22 feet; thence continuing along said fence line S71°12'03"W, 282.08 feet; thence continuing along said fence line S39°01'57"W, 241.62 feet; thence continuing along said fence line N88°52'30"W, 223.97 feet to a point on the west line of the NW1/4SE1/4 of said Section 24; thence along said west line and along the west line of the SW1/4NE1/4 of said Section 24 N0°10'32"W, 1313.62 feet; thence S78°30'12"E, 343.63 feet along a fence line; thence continuing along said fence line S52°43'32"E, 357.82 feet; thence continuing along said fence line S89°29'57"E, 119.32 feet; thence continuing along said fence line N41°30'25"E, 18.00 feet; thence continuing along said fence line N1°48'15"E, 110.91 feet; thence East, 658.27 feet to a point located on the east line of said SW1/4NE1/4; thence along the east line of said SW1/4NE1/4, S0°40'54"W, 210.48 feet to the Southeast Corner of the SW1/4NE1/4 of said Section 24, said point also being the point of beginning, said tract containing 35.37 acres;

and

WHEREAS, the Grantee desires a right-of-way to permit Grantee, their heirs, successors in interest and assignees to have ingress and egress to lands owned by Grantee as described above;

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 Grantor, the receipt and sufficiency whereof is hereby acknowledged, Grantor does hereby grant unto the Grantee and to their heirs, successors in interest, and assigns, an easement for right-of-way located in Sheridan County, and State of Wyoming, to-wit:

An easement 60 feet in width along the east side of Grantor's above-described property.

This easement is granted to enable Grantee and their heirs, successors in interest, and assigns, to have access to their lands as described above.

As additional consideration for this grant, Grantee agrees as follows:

1. The Grantor, their successors in interest and assigns reserve the right to use said access route at all times;
2. Grantee, their heirs, successors in interest and assigns shall hold Grantor, their successors in interest and assigns harmless from any and all liability for injury, death or property

damage sustained by Grantee, 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 Grantee, their heirs, successors in interest and assigns.

IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 25th day of January, 1995.

Carl B. Anderson
CARL B. ANDERSON

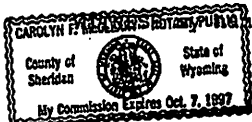
Loretta Anderson
LORETTA ANDERSON

Stephen A. Silcox
STEPHEN A. SILCOX

Gail L. Silcox
GAIL L. SILCOX

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing RIGHT OF WAY EASEMENT was acknowledged before me by CARL B. ANDERSON this 25th day of January, 1995.



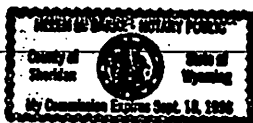
and official seal.

Carolyn F. McCleary
NOTARY PUBLIC

My Commission Expires: 10-7-97

STATE OF WYOMING)
COUNTY OF SHERIDAN) SS

The foregoing RIGHT OF WAY EASEMENT was acknowledged before me by LORETTA ANDERSON this 24th day of January, 1995.



and official seal.

William M. Baker
NOTARY PUBLIC

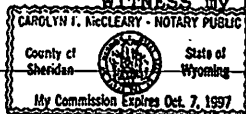
My Commission Expires: 9-18-98

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STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing RIGHT OF WAY EASEMENT was acknowledged before me
by STEPHEN A. SILCOX this 25 day of January, 1995.

WITNESS my hand and official seal.



Carolyn F. McCleary
NOTARY PUBLIC

My Commission Expires: 10-7-97

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing RIGHT OF WAY EASEMENT was acknowledged before me
by GAIL L. SILCOX this 25 day of January, 1995.



Carolyn F. McCleary
NOTARY PUBLIC

My Commission Expires: 10-7-97