

EASEMENT AGREEMENT

This Agreement made and entered into this 29th day of July, 2002, by and between VAUNDA LEE JONES, a single person, hereinafter referred to as "JONES," and FRANCES E. HUGGINS, a single person, hereinafter referred to as "HUGGINS";

WITNESSETH:

For and in consideration of the promises herein contained, and the sum of Ten and More Dollars (\$10.00), in hand paid by HUGGINS to JONES, the parties agree as follows:

I.

JONES does hereby grant HUGGINS a non-exclusive right-of-way and easement twenty feet (20') in width, for egress and ingress to the property of HUGGINS, over and across a strip of land located in Sheridan County, Wyoming, legally described on Exhibit "A" attached.

II.

This easement and right-of-way is appurtenant to and may be used by HUGGINS, her guests, agents, successors in interest, heirs and assigns, for access to the following described real property, to wit:

Lots 6 and 7, Block 3, of the plat titled Town of Ladore, Sheridan County, Wyoming.

III.

JONES may use this right-of-way and easement for any purpose not inconsistent with the rights granted to HUGGINS hereunder.

IV.

This agreement is binding upon the heirs, assigns and successors in interest of the parties.

WITNESS our hands and seals the date first above written.

Vaunda Lee Jones
VAUNDA LEE JONES

Frances E. Huggins
FRANCES E. HUGGINS

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me this 14 day of January, 2002, by FRANCES E. HUGGINS and VAUNDA LEE JONES.

WITNESS my hand and official seal.

Charles R. Hart
Notary Public

My Commission Expires: _____

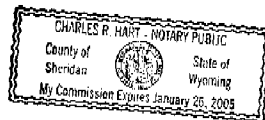


EXHIBIT "A"

LEGAL DESCRIPTION

The following description is for the Centerline of a 20 foot access easement across a part of Lot 8, Block 3, of the plat titled Town of Lodore, Sheridan County, Wyoming.

BEGINNING at a point on the original north line of said lot 8 also being on the south right of way of Cloud Peak Avenue known today as Fish Hatchery Road said beginning point being S71°30'00"E 26.76 feet from the original northwest corner of lot 8; Thence along the centerline of said 20 foot access easement S55°34'02"W 44.40 feet to a point on the original west line of lot 8.
