

RECORDED JULY 22, 1993 BK 359 PG 632 NO 144053 RONALD L. DAILEY, COUNTY CLERK
SCENIC VIEW EASEMENT

THIS AGREEMENT is made and entered into this 22nd day of July, 1993, by and between Warren Terry Stewart and Carol Jean Stewart, husband and wife, of Sheridan County, State of Wyoming, hereinafter referred to as GRANTORS, and William J. Trumbull and Nancy A. Trumbull, husband and wife, of Sheridan County, and State of Wyoming, hereinafter referred to as GRANTEES.

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

WHEREAS, Warren Terry Stewart and Carol Jean Stewart are the owners of Tract 30 in Pierce Subdivision, in the Northwest Quarter of the Southeast Quarter of Section Two, Township 55 North, Range 85 West of the Sixth P.M., Sheridan County, Wyoming;

WHEREAS, the Grantees William J. Trumbull and Nancy A. Trumbull are the owners of Tract 29 E, except that portion conveyed by Warranty Deed recorded August 20, 1990 in Book 336 of Deeds, Page 174, in Pierce Minor Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer P. Plat No. 33;

WHEREAS, the Grantees desire a scenic view easement to permit Grantees, their heirs, successors in interest and assignees to have a scenic view over, across and upon portions of lands owned by Grantors as described above; and

WHEREAS, the Grantors are willing, for the consideration hereinafter named, to grant to the Grantees the use for scenic views as hereinafter expressed of their land and thereby the protection of the present scenic attractiveness of said area which will result in the restricted use and enjoyment by the Grantors of their property because of the imposition of the conditions in connection therewith hereinafter expressed;

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 Grantors, the receipt and sufficiency whereof is hereby acknowledged, Grantors do hereby grant unto the Grantees and to their heirs, successors in interest, and assigns, an estate, interest and scenic view easement in the real estate of the Grantors located in Sheridan County, and State

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of Wyoming, being a portion of the above described Tract 30, in Pierce Subdivision, in the Northwest Quarter of the Southeast Quarter of Section Two, Township 55 North, Range 85 West of the Sixth P.M., Sheridan County, Wyoming to-wit:

Beginning at a point located N37°48'46"E, 301.80' from the Northeast corner of Tract 15 of Pierce Subdivision; thence along the West line of Pierce Road N3°52'40"W, 482.09'; thence S86°14'24"W, 133.82'; thence S11°52'14"E, 510.45'; thence N65°55'00"E, 66.96' to the point-of-beginning.

The restrictions hereby imposed upon the use of said property of the Grantors, and the acts which the Grantors covenant to do and refrain from doing upon their property subject to the above-described easement are as follows:

1. No structures of any kind will be placed or erected upon said described easement;

2. No advertising of any kind or nature shall be located on or within said easement without written approval being first obtained from the Grantees;

3. The general topography of the landscape shall be maintained in its present condition and no excavation or topographic changes shall be made, except for construction and maintenance of roads and ditches. Changes incidental to the occupation and use of the land for normal agricultural purposes shall also be permitted.

4. No dump of ashes, trash, sawdust or any unsightly or offensive material shall be placed upon such restricted easement area except as is incidental to the occupation and use of the land for normal agricultural or horticultural purposes.

Grantees agree that the Grantors, their successors in interest and assigns reserve the right to use said easement at all times in any way not inconsistent with the restrictions specified herein; and that the grant of this easement does in no way grant to the Grantees the right to enter such area for any purpose.

This easement and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the Grantees, their heirs, successors in interest and assigns forever.

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IN WITNESS WHEREOF, the undersigned have hereto set their hands and seals this 22nd day of July, 1993.

Warren Terry Stewart
Warren Terry Stewart

Carol Jean Stewart
Carol Jean Stewart

William J. Trumbull
William J. Trumbull

Nancy A. Trumbull
Nancy A. Trumbull

STATE OF WYOMING)
COUNTY OF Sheridan) : SS

The foregoing instrument was acknowledged before me the 22nd day of July, 1993, by Warren Terry Stewart and Carol Jean Stewart.

[Signature]
NOTARY PUBLIC

My Commission Expires: December 6, 1996

STATE OF WYOMING)
COUNTY OF SHERIDAN) : SS

The foregoing instrument was acknowledged before me the 22nd day of July, 1993, by William J. Trumbull and Nancy A. Trumbull.

[Signature]
NOTARY PUBLIC

My Commission Expires: December 6, 1996

LEGAL DESCRIPTION and EXHIBIT

OF A "VIEW EASEMENT" LOCATED IN TRACT 30 OF PIERCE SUBDIVISION, IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, T 55 N, R 85 W, OF THE 6th P.M., SHERIDAN COUNTY, WYOMING, FURTHER DESCRIBED AS FOLLOWS: BEGINNING AT A POINT LOCATED N37°48'46"E, 301.80' FROM THE NORTHEAST CORNER OF TRACT 15 OF PIERCE SUBDIVISION; THENCE ALONG THE WEST LINE OF PIERCE ROAD N 3°52'40"W, 482.09'; THENCE S 86°14'24"W, 133.82'; THENCE S 11°52'14"E, 510.45'; THENCE N 65°55'00"E, 66.96' TO THE POINT-OF-BEGINNING, CONTAINING 1.124 ACRES, MORE OR LESS.

