

ENCROACHMENT AGREEMENT AND EASEMENT

Keith Roberts and Donna Roberts, husband and wife (herein "Roberts") and James D. Grant, Jr., a single person, and Lauri A. Nilluka, a single person (herein collectively "Grant/Nilluka"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby agree and grant the following:

1. Roberts are the record owners of the following described real estate: Tract 1 of the Bonnet Subdivision, a subdivision in Sheridan County, Wyoming, as recorded April 18, 2007 in the Office of the Sheridan County Clerk (herein "Roberts' Property").
2. Grant/Nilluka are the record owners of the following described real estate: The South 59 2/3 feet of the North 129 2/3 feet of the East 225 feet of Lot "A" Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming (herein "Grant/Nilluka Property").
3. Grant/Nilluka own a garage that encroaches upon Roberts' Property by approximately one foot six inches (1'-6") and own a fence that encroaches upon the Roberts' Property a similar distance, more or less.
4. The undersigned parties acknowledge and agree that the garage and fence encroachments are permissible and may remain as constructed and located for so long as they exist in their current condition. Roberts grant this easement in favor of Grant/Nilluka for the sole purpose of allowing the encroachments to remain on their property as constructed.
5. If the garage and/or the fence are ever reconstructed, Grant/Nilluka agree that they shall reconstruct the same on their own property and not upon the Roberts' Property.
6. This agreement and easement shall run with the land and bind the undersigned parties' heirs and successors.

The Roberts shall bear no responsibility or liability to any person or entity using the portion subject to this easement and agreement and Grant/Nilluka indemnify them of the same. This easement shall run with the land.

WITNESS our hands this 5 day of ~~December, 2015~~ ^{January, 2016}

Keith Roberts
Keith Roberts

Donna Roberts
Donna Roberts

James D. Grant, Jr.
James D. Grant, Jr.

Lauri A. Nilluka
Lauri A. Nilluka

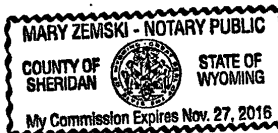
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 5 day of ~~December, 2015~~ ^{January, 2016} by Keith Roberts and Donna Roberts.

WITNESS my hand and official seal.

Mary Zemski
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 11/27/16



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 9 day of December, 2015 by James D. Grant, Jr. and Lauri A. Nilluka.

WITNESS my hand and official seal.

Justin P. Stroup
Signature of Notarial Officer
Title: Notary Public

My Commission expires: April 10, 2018

