


Return to: Padlock Ranch Company  
8420 US Highway 14  
Ranchester WY 82839

  
**2015-718926** 4/27/2015 2:08 PM PAGE: 1 OF 3  
BOOK: 552 PAGE: 729 FEES: \$18.00 SM EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### GRANT OF EASEMENT

**THIS INDENTURE;** made and entered into this 23<sup>rd</sup> day of April, 2015, by and between **MARY ELLA HANDO**, Grantor, of 535 West Burkitt Street, Sheridan, Wyoming, 82801, and **PADLOCK RANCH COMPANY**, Grantee, of 8420 US Highway 14, Ranchester, Wyoming, 82839;

**WHEREAS;** Grantor, Mary Ella Hando, is the owner of land located in Section 11, Township 57 North, Range 87 West, Sheridan County, Wyoming; and

**WHEREAS,** Grantor has agreed to grant to Grantee an easement and right-of-way over and across the land owned by Grantor for the purpose of legal access to the Five Mile Ditch in Section 11, Township 57 North, Range 87 West, Sheridan County, Wyoming.

### WITNESSETH:

FOR AND IN CONSIDERATION of the mutual covenants and agreements herein contained, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby grants and conveys to Grantee, its successors and assigns, a perpetual, non-exclusive right of way and easement in, under, about, over and through the property shown on the attached Exhibit "A", hereto and incorporated herein by reference ("Property"). The easement granted hereby shall be for ingress and egress to, from, upon, and over the Property described to provide access to Five Mile Ditch.

An easement for ingress and egress thirty feet (30') wide being fifteen (15) feet each side of the following described centerline situated generally in the SW $\frac{1}{4}$ SW $\frac{1}{4}$  of Section 11, Township 57 North, Range 87 West, Sheridan County, Wyoming, for access to the Five Mile Ditch for maintenance and repair of said Ditch. The access is approximately .12 miles beginning at the end of Columbus Drive west to Five Mile Ditch, the centerline of which is described as follows:

End Of Columbus Drive - 107°20'10.786"W 44°55'18.496"N  
Access Point - 107°20'19.746"W 44°55'18.467"N

The easement granted herein is non-exclusive and is confined to the described existing roads, and shall not be interpreted to grant any further or broader rights than specifically set forth herein.

Grantor reserves the right at any time to place gates across the road traversed by this easement and to lock said gates provided the Grantee is provided with keys to such locks.

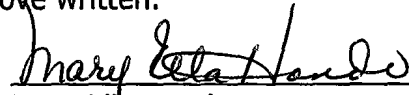
Grantees shall have the right to contract third parties, at their discretion, to transport equipment required to perform any work necessary to maintain the integrity of Five Mile Ditch as well as perform any repairs necessary to maintain integrity of access road.

Grantee shall have no right to assign or convey to third parties the easement granted herein, except in connection with a sale of all or part of Grantees' lands benefited by this easement.

Grantee, its successors, and assigns, has the right of ingress and egress, over Grantor's land at all times hereafter, for the purpose of ingress and egress to the land owned by Grantee, described hereinabove, by vehicle, machine, or other means.

**TO HAVE AND TO HOLD** the easement and right-of-way hereby granted unto Grantee, its successors, and assigns.

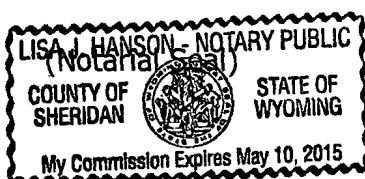
**IN WITNESS WHEREOF**, Grantor has hereunto caused this instrument to be properly executed the day and year first hereinabove written.

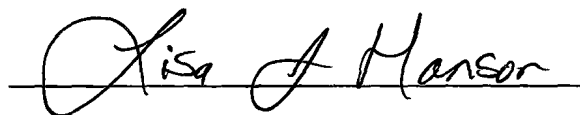
  
Mary Ella Hando

STATE OF WYOMING           )  
  :ss.  
County of Sheridan         )

On this 23 day of April, 2015, before me, the undersigned, a Notary Public in and for said state, personally appeared Mary Ella Hando, known to me to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first hereinabove written.





**Exhibit A**

**Legal Description**

(**"Property"**)An easement for ingress and egress thirty (30) feet wide being fifteen (15) feet each side of the following described centerline situated generally in the SW ¼ SW ¼, Section 11, Township 57N, Range 87W, Sheridan County Wyoming for access to the Five Mile Ditch for maintenance and repair of said Ditch. The access is approximately .12 miles beginning at the end of Columbus Drive west to Five Mile Ditch.

**Exhibit B**

