

EASEMENT FOR PRIVATE ROADWAY

KNOW ALL MEN BY THESE PRESENTS that JC Ranch, Inc., a Wyoming corporation (hereinafter referred to as "Grantor") does hereby convey and grant unto Carolyn M. Coolidge, a Single Person, of Sheridan County, Wyoming (hereinafter referred to as "Grantee"), a perpetual, nonexclusive private easement twenty-five (25) feet in width situated in the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 23, Township 55 North, Range 85 West, 6th P.M., Sheridan County, Wyoming, for purposes of ingress and egress, and other agricultural and domestic purposes, the easterly line of which easement is more particularly described as follows:

Commencing at the southwest quarter corner of said Section 23; thence N79°48'36"E, 2271.12 feet to the POINT OF BEGINNING of said easement; thence S07°26'09"E, 403.35 feet along said easterly line to the POINT OF TERMINUS of said easement lying on the centerline of the Beaver Creek County Road and the south line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$, said point being N89°57'15"E, 2287.50 feet from said southwest corner of Section 23.

Basis of Bearings is Wyoming State Plane (East Central Zone).

All rights Grantee receives by this grant of easement are personal and will not pass to her successors or to any persons or entities who succeed to the interest of the Grantee in the Grantee's property.

This grant of easement is intended to be exclusive to the Grantee and her guests, invitees and licensees, and shall not be enlarged by implication to include any industrial use or use of this private road by other landowners in the locality.

This easement shall inure to the benefit of Grantee and shall be binding upon the Grantors and their respective heirs and successors, forever.

DATED this 17th day of October, 1997.

JC RANCH, INC.,

By: Joann M. Bergstrom
Mike Connell, President

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing Easement for Private Roadway was acknowledged before me this 17th day of October, 1997, by Mike Connell as President of JC Ranch, Inc., a Wyoming corporation.



and and official seal.

Joann M. Bergstrom
Notary Public

My commission expires: