

RECORDED APRIL 1, 1999 BK 404 PG 362 NO 312807 AUDREY KOLTISKA, COUNTY CLERK

## ACCESS EASEMENT

MELVYN KLAUS, a single person, Grantor, whose address is 26 Skylark Lane, Story, WY 82842, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, does hereby convey and grant unto DAVID J. WITHROW and MARILYN N. WITHROW, husband and wife, as tenants by the entirety, GRANTEES, an easement for the purposes of ingress and egress to and from the following described property, situate in Sheridan County, Wyoming, to-wit:

See attached Exhibit "A"

Grantor does also hereby convey and grant unto GARY YOUNG DEAN, BRIAN SCOTT DEAN and JOANN DEAN BURLESON, Grantees, an easement for the purposes of ingress and egress to and from the following described property, situate in Sheridan County, Wyoming, to-wit:

See attached Exhibit "B"

Grantor does also hereby convey and grant unto GARLAND HOWARD BRIGHTMAN and PATRICIA ANN BRIGHTMAN, husband and wife, Grantees, an easement for the purposes of ingress and egress to and from the following described property, situate in Sheridan County, Wyoming, to-wit:

See attached Exhibit "C"

Said easement and the obligations herein to be appurtenant to and run with the above described lands owned by the Grantees, the description of which easement is more specifically set forth on Exhibit "D" attached hereto, incorporated by reference herein, and made a part hereof.

This grant of easement is intended to provide public access to the lands owned by the Grantees, their successors and assigns, invitees, licensees and representatives.

This easement shall further be subject to the following conditions:

1. Grantor and Grantees agree to indemnify, defend and hold each other harmless from any liability arising from the use of the above described easement by themselves or

any of their respective guests, invitees, licensees, representatives, successors and assigns.

2. This easement and the conditions hereof shall be binding upon the parties hereto and any of their representatives, successors and assigns.

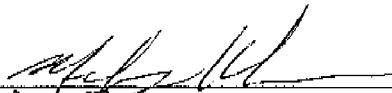
3. The easement granted shall be appurtenant to and shall be an easement running with the land.

4. The Grantees shall have the right of ingress and egress from the lands described on attached Exhibits "A", "B" and "C" over the easement described on attached Exhibit "D" by vehicular traffic and otherwise.

5. The Grantor reserves to himself, his successors and assigns, the right to utilize the roadway and easement and to grant the right to use said roadway and easement to third parties.

6. The Parties granted the right to use the easement shall share the cost of repairing and maintaining the road situated thereon proportionately to the use made of the road by each owner of a right to use the same.

Dated this 17 day of March, 1999.

  
Melvyn Klaus

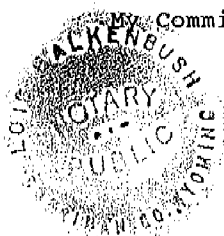
STATE OF WYOMING )  
                                  )ss  
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Melvyn Klaus, this 17 day of March, 1999.

Witness my hand and official seal.

  
Notary Public

My Commission Expires May 19, 1999



## EXHIBIT "A" (1)

The East 308.7 feet of the NW1/4SE1/4 of Section 13, Township 53 North, Range 84 West of the 6th P.M.,

EXCEPTING: A tract of land situate in the NW1/4SE1/4 of Section 13, T.53 N., R. 84 W. of the 6th P.M., described as follows, to-wit:

Beginning at the Southeast corner of said NW1/4SE1/4, thence West along the South line of said Quarter Section, a distance of 308.7 feet, which is the point of beginning; thence North 215 feet, more or less, to the center of Piney and Cruse Feeder Canal; thence along the center of said canal 78 feet, more or less; thence South 235 feet to the South line of said Quarter Section; thence West along said South line 75 feet to the point of beginning.

AND EXCEPT: A tract of land situate in the NW1/4SE1/4 of Section 13. T. 53 N., R. 84 W., 6th P.M., described as follows, to-wit:

Beginning at the Southeast corner of said NW1/4SE1/4, thence West along the South line of said Quarter Section, a distance of 308.7 feet, thence North 215 feet, more or less, to the center of Piney and Cruse Creek Feeder Canal, which is the point of beginning, thence North 275 feet; thence East 125 feet; thence South 225 feet to the center of Piney and Cruse Creek Feeder Canal; thence along the center of said canal 134 feet, more or less, to the point of beginning.

ALSO EXCEPTING a tract of land described as follows: Beginning at a point which is S89°34'W., a distance of 176.8 feet from the SE corner of said NW1/4SE1/4 of said Section 13; thence S89°34'W., 56.6 feet along the South boundary of said NW1/4SE1/4, thence N0°26'W., a distance of 215 feet to the center of Piney and Cruse Canal, thence S26°38'E. a distance of 128.2 feet to a point, thence S0°26'E., a distance of 100 feet to the point of beginning, containing .205 acres, more or less.

EXHIBIT "A" (2)

The NE1/4 of The SW1/4 of the SE1/4, and the West 300 feet of the East 608.7 feet of the NW1/4SE1/4 of Section 13, Township 53 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming,

EXCEPT a tract or parcel of land, consisting of 0.24 acres, more or less, lying, being and situate within the NW1/4SE1/4 of Section 13, Township 53 North, Range 84 West of the Sixth Principal Meridian, and described as follows, to-wit:

Beginning at a point which is 308.7 feet West of the Southeast corner, and on the South line, of said quarter section, and from said point of beginning, running thence West 75 feet to a point; thence North 60 feet to a point, which is in the center of Piney and Cruse Creek Feeder Canal; thence in a Northeasterly direction, following the center of said Piney and Cruse Creek Feeder Canal, to a point which is due North of the point of beginning; thence South 215 feet to the point of beginning;

A tract of ground located in and being a portion of the SE1/4 of Section 13, Township 53 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at a point which lies South 04°11'56" East 1622.38 feet from the center of said Section 13; thence South 89°12'59" East 400.81 feet; thence North 00°04'52" West a distance of 718.45 feet; thence South 89°22'59" East a distance of 200.00 feet; thence South 00°04'52" East 418.50 feet; thence North 89°12'47" West a distance of 57.77 feet; thence South 00°11'42" West 659.17 feet; thence North 89°07'44" West a distance of 543.21 feet; thence North 00°13'11" East 358.35 feet to the point of beginning, containing 7.36 acres, more or less

## EXHIBIT "B"

A tract of land situated in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 53 North, Range 84 West of the 6th P.M., in Sheridan County, Wyoming, described as follows: Beginning at the Southeast corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , thence West along the South line of said quarter section a distance of 308.7 feet, thence North 215 feet, more or less to the center of Piney and Crews Feeder Canal, which is the point of beginning; thence North 275 feet, thence East 125 feet, thence South 225 feet to the center of said Piney and Crews Creek Feeder Canal, thence along the center of said canal 134 feet, more or less, to the point of beginning;

EXHIBIT "C"

A tract or parcel of land, lying situate and being in the W1/2SE1/4 of Section 13, Township 53 North, Range 84 West, of the 6th P.M., described as follows, to-wit:

Beginning at a point which is South 89°34' West 176.8 feet from the southeast corner of said NW1/4SE1/4 of Section 13; thence South 0°26' East a distance of 70 feet; thence South 89°34' West a distance of 206.4 feet; thence North 0°26' West a distance of 126 feet to the center of Piney and Cruse Creek feeder canal; thence North 33°06' East 135.6 feet along the center of Piney and Cruse Creek feeder canal; thence North 58° East, 87.9 feet along the center of Piney and Cruse Creek feeder canal; thence South 26°38' East a distance of 128.2 feet; thence South 0°26' East 100 feet to the point of beginning,

## EXHIBIT "D"

An access easement located in the NW $\frac{1}{4}$ SE $\frac{1}{4}$  and SW $\frac{1}{4}$ NE $\frac{1}{4}$ , Section 13, T53N, R84W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

**BEGINNING** at a point, said point being the NE Corner of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ ;

Thence along the easterly line of said NW $\frac{1}{4}$ SE $\frac{1}{4}$ , S01°02'50"E, 30.00 feet to a point;

Thence S89°33'45"E, 35.84 feet to a point at a N+W fence corner;

Thence continuing along a Northerly fenceline N16°49'04"E, 77.48 feet;

Thence leaving said fenceline S89°25'00"W, 12.42 feet to the easterly line of said SW $\frac{1}{4}$ NE $\frac{1}{4}$ ;

Thence following said easterly line S00°35'00"E, 44.57 feet to the **POINT OF BEGINNING**.

Said access easement containing 1790.11 sq.ft., 0.041 acre.