

SEPTIC SYSTEM EASEMENT

For Ten Dollars (\$10.00) and other good and valuable consideration, **CHARLES S. STEPHENS and KATHLYN L. STEPHENS, husband and wife**, of Sheridan County, Wyoming, to whom reference is made hereinafter as "Grantors," do hereby grant unto **MARY B. CLARK, a single person**, to whom reference is made hereinafter as "Grantee," and to her successors in interest, the hereinafter described easement for the purpose of accommodating an existing septic system.

Grantors are the owners of following described real property in Sheridan County, Wyoming, to-wit:

Lot 3 of Musick Minor Subdivision, Sheridan County, Wyoming, as recorded October 13, 1976 in Book 1 of Plats, Page 153.

Grantee is the owner of the following described real property, situate in the County of Sheridan, State of Wyoming, to-wit:

Lot 2 of Musick Minor Subdivision, Sheridan County, Wyoming, as recorded October 13, 1976 in Book 1 of Plats, Page 153.

The Grantee's property adjoins the property of Grantors. The Grantee desires an easement for an existing septic system to serve the above described property of Grantee.

Grantee also is granted the right to repair and maintain said septic tank upon the property which is the subject of this easement. Such repairs and maintenance shall be reasonable and proper, and Grantee shall make good at her own expense all damage or disturbance which may be caused to the property of Grantors which is the subject of this easement.

The location of the easement over the property of the Grantors is more fully described as follows:

A tract of land located within Lot 3 of Musick Minor Subdivision, a subdivision of Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the south line of said Lot 3, said point being located S 89°17'54"W, 168.89 feet from the southeast corner of said Lot 3; thence N 0°42'06"W, 66.00 feet; thence S 89°17'54"W, 66.00 feet; thence S 0°42'06"E, 66.00 feet to a point on the south line of said Lot 3; thence along said south line N 89°17'54"E, 66.00 feet to the point of beginning.

This easement herein contained shall be construed as running with the lands. It is for the private use and benefit of the Grantee, her heirs, successors in interest and assigns forever; it

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binds the Grantors, their heirs, successors and assigns.

Any controversy or claim arising out of or relating to this Easement shall be settled by arbitration in accordance with the Rules of the American Arbitration Association, and judgment upon the award may be entered in any court having jurisdiction thereof.

DATED this 22 day of March, 2004.



CHARLES S. STEPHENS


KATHLYN L. STEPHENS

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing SEPTIC SYSTEM EASEMENT was acknowledged before me by CHARLES S. STEPHENS and KATHLYN L. STEPHENS, this 22nd day of March, 2004.

WITNESS my hand and official seal.


NOTARY PUBLIC

My Commission Expires: 5-13-06

