

ACCESS 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 purposes of ingress and egress.

Grantors are the owners of the 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 access for Grantee, her heirs, successors in interest and assignees to have ingress and egress to lands owned by Grantee as described above;

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

A tract of land 20.00 feet wide for purposes of ingress and egress, located within Lot 3 of Musick Minor Subdivision, a subdivision of Sheridan County, Wyoming, being 10.00 feet on each side of the following described centerline:

Beginning at a point on the south line of said Lot 3, said point being located S 89°17'54"W, 94.67 feet from the southeast corner of said Lot 3; thence N 74°54'25"W, 83.39 feet; thence S 81°39'12"W, 48.99 feet; thence S 47°56'22"W, 24.49 feet to a point on the south line of said Lot 3, said point being located S 89°17'54"W, 241.84 feet from the southeast corner of said Lot 3, lengthening or shortening the side lines of the easement to intersect the south line of said Lot 3.

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 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

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upon the award may be entered in any court having jurisdiction thereof.

DATED this 22 day of March, 2004.

Charles S. Stephens
CHARLES S. STEPHENS

Kathlyn L. Stephens
KATHLYN L. STEPHENS

STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

The foregoing **ACCESS 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.

Brian T. Kinnison
NOTARY PUBLIC

My Commission Expires: 5-13-06

