

ACCESS EASEMENT

This Access Easement is made and entered into this 15th day of July, 2003, by and among **ZACHARY C. LANNAN and RHONDA R. LANNAN**, husband and wife, of P.O. Box 663, Sheridan, Wyoming 82801, (as "Grantor"), and **ZACHARY C. LANNAN and RHONDA R. LANNAN**, husband and wife, of P.O. Box 663, Sheridan, Wyoming 82801 (as "Grantee").

WHEREAS, Grantee is the owner of Lots 4, 5, and 6, Block 23, Suburban Homes Company Addition to the City of Sheridan, Sheridan County, Wyoming, and that portion of Massey Avenue vacated in Book 55 of Deeds, Page 320, which lies adjacent to and West of Lots 4, 5, and 6, Block 23, Suburban Homes Company Addition to the Town, now City, or Sheridan, Wyoming. ("Grantee's Land"); and

WHEREAS, Grantor is the owner of Lots 1, 3 and 3, Block 23, Suburban Homes Company Addition to the City of Sheridan, located in the South $\frac{1}{2}$ Southeast $\frac{1}{4}$ Section 15 of Township 56 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, and that portion of Massey Avenue vacated in Book 55 of Deeds, Page 320, described as follows:

Beginning at the NE corner of Block 24 Suburban Homes Company Addition to the City of Sheridan;

Thence N 67°16'01" E, 60.00 feet along the southerly right-of-way line of Seymour Street to a point being the NW corner of Block 23,

Thence S22°26'10"E, 150.00 feet to the SW corner of Lot 3, Block 23;

Thence S67°16'01" W, 60.00 feet to a point being the SE corner of Lot 15, Block 24;

Thence N 22°26'10" W, 150.00 feet to the point of Beginning.

("Grantor's Land"); and

WHEREAS, Grantor wishes to convey to Grantee an access Easement across Grantor's Land for purposes of ingress and egress to and from and benefitting Grantee's Land.

NOW, THEREFORE, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the parties as follows.

1. **Grant of Easement**

Grantor does hereby grant and convey to Grantee, and the heirs, successors and assigns of Grantee, releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of this State, an Access Easement upon, across and through Grantor's Land for a perpetual, non-exclusive Easement for purposes of ingress and egress to and from Grantee's Land.

2. Description of Easement

The Easement granted herein is located upon the following described land:

A portion of Massey Avenue vacated in Book 55 of Deeds, Page 320, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point located N 67°16'01" E, 33.00 feet from the SE corner of Lot 15, Block 24;

Thence N 22°43'59" W, 49.08 feet to a point;

Thence N 60°24'53" W, 38.36 feet to a point, said point being located on the SE line of an existing 5.00-foot ingress/egress easement;

Thence along said line N 29°34'29" E, 12.00 feet to a point;

Thence leaving said easement, S 60°24'53" E, 42.46 feet to a point;

Thence S 22° 43'59" E, 53.17 feet to a point;

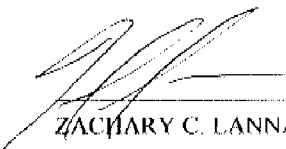
Thence S 67°16'01" W, 12.00 feet to the point of Beginning, containing 1,098.40 square feet.

3. Additional Terms

A. This Easement shall inure to the benefit of Grantee, and their heirs, successors and assigns forever, and shall be binding upon Grantors, and their respective heirs, successors and assigns, forever, and shall be a covenant that shall run with the land.

B. The Easement created by this instrument shall not preclude Grantor's use of Grantor's property, except to the extent that Grantor shall not in any way and at any time obstruct the Easement or otherwise interfere with Grantee's rights to use the easement for the purposes allowed by this instrument.

DATED this 15th of July, 2003.


ZACHARY C. LANNAN


RHONDA R. LANNAN

STATE OF WYOMING)

: ss

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 25 day of July, 2003, by Zachary
C. Lannan and Rhonda R. Lannan.

WITNESS my hand and official seal.

Carolyn A. Byrd
Notary Public

My Commission expires: 7-25-03