



2017-736550 8/4/2017 1:55 PM PAGE: 1 OF 1  
 BOOK: 568 PAGE: 254 FEES: \$12.00 SM EASEMENT  
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

## ***ACCESS AND UTILITY EASEMENT***

Trust Company of American FBO John W. Muecke, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant, convey and dedicate an access and utility easement over and across that land more specifically described as: Lot 27, Block 2, Poplar Grove P.U.D., Phase Three, a subdivision to the City of Sheridan, Sheridan County, Wyoming, as recorded in Drawer P, Plat Number 82 (the "Easement Route").

*Grant of Easement For Benefit of Dominant Parcel.* Grantor grants, conveys and dedicates this easement across said Easement Route to and for the sole and exclusive benefit of Tract 1 of said Poplar Grove PUD Phase Three (the "Dominant Parcel").

*Intent and Purpose of Easement.* Grantor's intent and purpose by this easement is to provide the exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities, under, over and across the Easement Route to and for the benefit of the Dominant Parcel. The Easement Route shall forever hereafter be appurtenant to the Dominant Parcel to serve as ingress, egress and utility access for the owners of the Dominant Parcel.

Grantor shall bear no responsibility or liability to any person or entity using the Easement Route by reason of this easement.

WITNESS my hand this 24 day of July, 2017.

By: JOHN BAHCEPE for  
 Trust Company of American FBO John W. Muecke

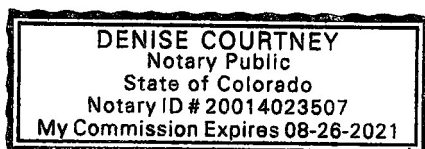
STATE OF Colorado )  
 )ss.  
 COUNTY OF Arapahoe )

This instrument was acknowledged before me on the 24 day of July, 2017, by John Bahcetepe for Trust Company of American FBO John W. Muecke.

WITNESS my hand and official seal.

Signature of Notarial Officer  
 Title: Notary Public

My Commission expires: 8-26-21



**NO. 2017-736550 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
 WILCOX AGENCY  
 SHERIDAN WY 82801