

EASEMENT AGREEMENT

AGREEMENT made April 26th, 1974, between E. GARY ROBBINS and LINDA A. ROBBINS, and WOODROW WILSON and JUANITA J. WILSON, and HAROLD S. TROUTT and ELEANOR E. TROUTT, all of the City of Sheridan, County of Sheridan, State of Wyoming,

WHEREAS, the parties have an interest in adjoining real estate situated in the County of Sheridan, State of Wyoming and described, respectfully as follows, to-wit:

ROBBINS, E. Gary and Linda A. - Lot No. 26,
Eastern Hills Subdivision, Sheridan County,
Wyoming.

TROUTT, Harold S. and Eleanor E., - Lot No. 19,
Eastern Hills Subdivision, Sheridan County,
Wyoming.

WILSON, Woodrow and Juanita J., - Lot No. 19,
Eastern Hills Subdivision, Sheridan County,
Wyoming.

WHEREAS, the parties to this Agreement desire to create a driveway across the above described Lot No. 19, and,

WHEREAS, HAROLD S. TROUTT and ELEANOR E. TROUTT are purchasing said Lot No. 19 from WOODROW WILSON and JUANITA J. WILSON, by Agreement for Deed, and all parties do hereby give their consent to the creation of said easement across Lot No. 19,

The parties agree as follows:

A perpetual easement for a driveway in favor of Lot No. 26, owned by E. GARY and LINDA A. ROBBINS, is created over the strip of land twenty (20) feet in width along the East border line of Lot No. 19. Said easement is more particularly described as follows, to-wit:

Beginning at a point which is North 58° 38' East, a distance of 250 feet, from the southwest corner of Tract No. 26, Eastern Hills Subdivision, thence South 31° 22' East, a distance of 40 feet, thence South 23° 01' East a distance of 65.5 feet, thence South 51° 59' West a distance of 20.7 feet, said distance being the chord distance of a 40 foot radius curve, North 22° 01' West a distance of 70.4 feet, thence North 31° 22' West, a distance of 88.5 feet, thence North 58° 38' West a distance of 20 Feet to point of beginning.

This Easement is superior and paramount to the rights of any of the parties hereto and in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land and the title thereto, and be binding on the grantors and their heirs, and any person who shall hereafter acquire title to grantors' property.

That at any time in the future should WOODROW WILSON and JUANITA J. WILSON and HAROLD S. TROUTT and ELEANOR E. TROUTT desire to sell Lot 19 of the Eastern Hills Subdivision, Sheridan County, Wyoming they shall give unto E. GARY ROBBINS and LINDA A. ROBBINS the first right of refusal to purchase the same, or that portion covered by this Easement Agreement. In that event HAROLD S. TROUTT and ELEANOR E. TROUTT or WOODROW WILSON and JUANITA J. WILSON shall notify E. GARY ROBBINS and LINDA A. ROBBINS in writing of their intention to sell said property and the sale price and terms thereof. E. GARY ROBBINS and LINDA A. ROBBINS shall have thirty (30) days after the receipt of said notice within which to accept the offer and to make payment therefor. If E. GARY ROBBINS and LINDA A. ROBBINS fail within said thirty (30) day period, to exercise their right to purchase the property, then WOODROW WILSON and JUANITA J. WILSON and HAROLD S. TROUTT and ELEANOR E. TROUTT may sell said lands to any other third party.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement at Sheridan, Wyoming, this 30th day of ^{May}~~April~~, 1974.

E. Gary Robbins
E. Gary Robbins

Linda A. Robbins
Linda A. Robbins

Woodrow Wilson
Woodrow Wilson

Juanita J. Wilson
Juanita J. Wilson

Harold S. Troutt
Harold S. Troutt

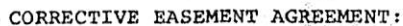
Eleanor E. Troutt
Eleanor E. Troutt

The foregoing Easement Agreement was acknowledged before me by E. Gary Robbins, Linda A. Robbins, Woodrow Wilson, Juanita J. Wilson, Harold E. Troutt and Eleanor E. Trout, this 3rd day of May, 1974:

Brother Stephen

Signature
Notary Public

Title



This corrected Easement Agreement is given to correct a prior Easement dated May 30, 1974 and recorded June 7th, 1974, in Book 201 at Page 546, under Instrument No. 646396.