

INGRESS AND EGRESS EASEMENT

This *Ingress and Egress Easement* is granted this 21st day of August, 2002, by **Charlotte D. Hein, Trustee of the First Restatement of the Charlotte D. Hein Revocable Trust Agreement dated December 23, 1996** and **William D. Hein, Trustee of the First Restatement of the William D. Hein Revocable Trust Agreement dated December 23, 1996**, as tenants in common, without rights of survivorship, whose address is 550 S. JEFFERSON, Sheridan, Wyoming 82801 (as "Grantor"), and in favor of **Harold L. Lydic and Debora M. Lydic**, husband and wife, whose address is 1318 Skeels Street, Sheridan, Wyoming 82801 (as "Grantee").

WHEREAS, Grantor is the grantee named in that certain Warranty Deed dated January 5, 2000, and filed of record on January 6, 2000 in Book 411, Page 504 of the records of the Sheridan County, Wyoming, Clerk and Recorder of Deeds, and as such owns the real property described therein, generally described as follows:

Lots 4, 5, 6 and 7, Block 11, of Residence Hill, and Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, and

A Strip of land 20 fee wide and 107 feet long, abutting upon and lying along, and between the rear lines of Lots 4 and 5, and Lots 6 and 7, of Block 11 in the Residence Hill Addition to the Town, now City of Sheridan, Wyoming, being the South 107 feet of the vacated alley in said block; and

Lot "K" of Held Addition to the Town, now city of Sheridan, Sheridan County, Wyoming. Said Lot situated in the SE1/4SW1/4 of Section 27, Township 56 North, Range 84 West of the 6th P.M.; and

That portion of Linden Avenue (vacated) described as follows: Beginning at the Northwest Corner of Lot 4, Block 11, Residence Hill Addition to the City of Sheridan, Wyoming; thence West 60 feet to the West line of Linden Avenue; thence South along the West line of Linden Avenue 156.1 feet to the South line of Lot K, Held Addition; thence East 30 feet to the Southeast corner of said Lot K; thence Northeasterly 57.6 feet to the Southwest corner of Lot 5, Block 11, Residence Hill Addition; thence North along the West line of Block 11, 107 feet to the point of beginning; and

The North half of vacated College Street lying between Jefferson and Linden Streets as more fully described in plats thereof of the Residence Hill Addition to the City of Sheridan and the Grand View Addition to the City of Sheridan;

together referred to as "Grantor's Land"; and

WHEREAS, Grantee is the grantee named in that certain Warranty Deed dated Aug 28,, 2002, from Joseph M Pierce Jr. and Scherry L. Pierce, Grantors therein, and as such owns the real property described therein, the address of which is 544 South Linden, Sheridan, Wyoming, which is described more fully as follows:

That Part of Lot "A" of the Held Addition to the Town, now City of Sheridan, in Sheridan County, Wyoming, described as follows:

Beginning at a point located 20 feet East of the Southwest corner of said Lot "A", thence East along the South line of said Lot "A" 227 feet to the Southerly corner of said Lot "A", thence North 30 degrees

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East about 248 feet to a point, thence Westerly about 350 feet to a point, thence South along a line parallel to the West line of said Lot "A" 213 $\frac{3}{4}$ feet to the point of beginning.

together referred to as "Grantee's Land"; and

WHEREAS, Grantor wishes to convey to Grantee an easement for ingress and egress across Grantor's Land to benefit Grantee's Land in accordance with the terms of this instrument.

NOW, THEREFORE, for Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor hereby grants and conveys unto Grantee the following Easement:

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 easement upon, across and through Grantor's Land for the purpose of providing ingress and egress access to Grantee's Land. The easement conveyed by this instrument shall be limited to the lands specifically described on Exhibit "A" attached hereto. The easement granted herein shall be for no other or additional purpose except the ingress and egress to and from Grantee's Land, as above described, by Grantee and Grantee's representatives, heirs, successors, assigns, invitees, and licensees.

2. Easement to Run With the Land

A. The Easement conveyed by this instrument shall run with Grantee's Land and shall be for the benefit and use of the Grantee and the representatives, heirs, successors, assigns, invitees, licensees of Grantee forever. This Easement shall be binding upon Grantor and Grantor's representatives, heirs, successors, and assigns forever.

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

DATED this 21 of Aug, 2002.

cdh

Charlotte D. Hein

CHARLOTTE D. HEIN, Trustee of the First Restatement of the
Charlotte D. Hein Revocable Trust Agreement dated December 23, 1996

William D. Hein

WILLIAM D. HEIN, Trustee of the First Restatement of the
William D. Hein Revocable Trust Agreement dated December 23, 1996

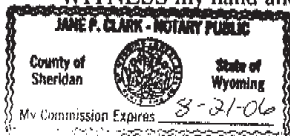
STATE OF WYOMING)

: ss.

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 21st day of August, 2002, by Charlotte D. Hein, Trustee of the First Restatement of the Charlotte D. Hein Revocable Trust Agreement dated December 23, 1996.

WITNESS my hand and official seal.



Jane P. Clark
Notary Public

My Commission expires: Aug 21, 2006

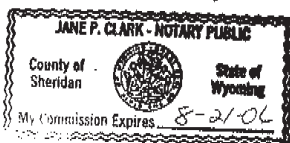
STATE OF WYOMING)

: ss.

COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 21st day of August, 2002, by William D. Hein, Trustee of the First Restatement of the William D. Hein Revocable Trust Agreement dated December 23, 1996.

WITNESS my hand and official seal.



Jane P. Clark
Notary Public

My Commission expires: Aug 21, 2006

EXHIBIT "A" TO INGRESS AND EGRESS EASEMENT

A tract of land being a portion of Lot K, Held Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, more particularly described as follows:

Beginning at a point which bears N 0°47'11" E a distance of 293.0 feet from the Southeast Corner of said Lot K, the Southeast Corner of Lot K also being the South 1/4 Corner of Section 27, Township 56 North, Ranch 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence from the point of beginning, S 0°47'11" W for a distance of 39.95 feet; thence S 29°12'25" W for a distance of 131.95 feet; thence S 28°48'45" W for a distance of 158.68 feet; thence S 89°30'10" W for a distance of 35.60 feet; thence N 31°00'40" E for a distance of 343.58 feet to the point of beginning.

Said tract contains 7,886.6 square feet.