



EASEMENT

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Russell J. Peterson and Cheri A. Peterson**, husband and wife, of 74 Beatty Spur Lane, Sheridan, WY 82801, as "Grantors", do hereby bargain, sell, grant and convey unto **Casey D. Cunningham and Jessie L. Cunningham**, husband and wife, of 51 Beatty Spur Lane, Sheridan, WY 82801, as "Grantees", a non-exclusive access easement for ingress and egress for agricultural, residential and recreational purposes, which is described as follows:

State of Wyoming, County of Sheridan
Township 57 North, Range 83 West, 6th P.M.

Section 7: An easement through the northwest corner of Tract 7, Beatty Spur Ranchettes, more specifically described as the triangle formed by the line running 12 feet east of the northwest corner of Tract 7, along the north line of Tract 7, and 12 feet south-southwest along the west line of Tract 7, and the line connecting the east and south ends of the first two lines, as depicted on the sketch plat attached as **Exhibit B**.

the "Easement."

The Easement granted hereby shall provide access across Grantors' lands further described on the attached **Exhibit A** (the "Burdened Land") to the lands further described on the attached **Exhibit C** owned by Grantees (the "Benefitted Land").

This agreement is given subject to the following conditions:

- a. Grantees shall maintain and make necessary repairs to the road and all cattle guards located thereon, at their expense. Grantors shall have no responsibility for road maintenance.
- b. The easement shall not be fenced without Grantors' written consent.
- c. Grantors may use the road upon the easement herein granted at all times for their operations and without charge or interference by Grantees.
- d. The easement granted herein shall not be used for industrial or oil and gas or mineral development purposes without the consent of Grantors.



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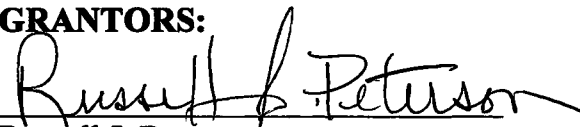
e. Grantees shall have the right to improve the roadway within the easement to Grantees' specifications, at Grantees' expense, provided that the road upon the easement shall not be paved without the written consent of Grantors.

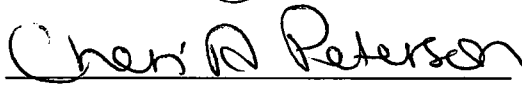
f. This easement is given subject to the express understanding that the Grantees, in accepting this easement, shall not hold Grantors liable for any liability, loss, damage or claim arising out of the use of the easement by Grantees, or by their invitees, agents, employees, assigns or successors in interest.

g. The easement conveyed hereby shall run with the Benefitted Land and shall be for the use and benefit of the Benefitted Land and of the Grantees, and their respective heirs, successors and assigns.

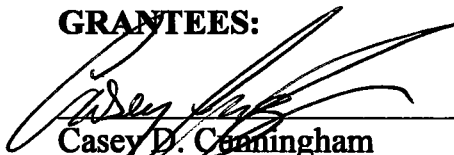
DATED this 25 day of August, 2016.

GRANTORS:


Russell J. Peterson


Cheri A. Peterson

GRANTEES:


Casey D. Cunningham


Jessie L. Cunningham



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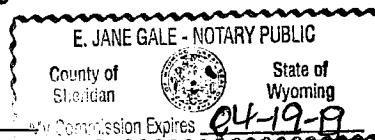
STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The above and foregoing Easement was acknowledged before me this 25th day of August, 2016, by Russell J. Peterson and Cheri A. Peterson.

Witness my hand and official seal.

E. Jane Gale
Notary Public

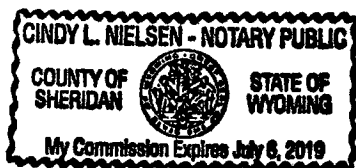
My Commission Expires: 04-19-19



STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

The above and foregoing Easement was acknowledged before me this 8th day of September, 2016, by Casey D. Cunningham and Jessie L. Cunningham.

Witness my hand and official seal.



Cindy L. Nielsen
Notary Public

My Commission Expires: July 6, 2019



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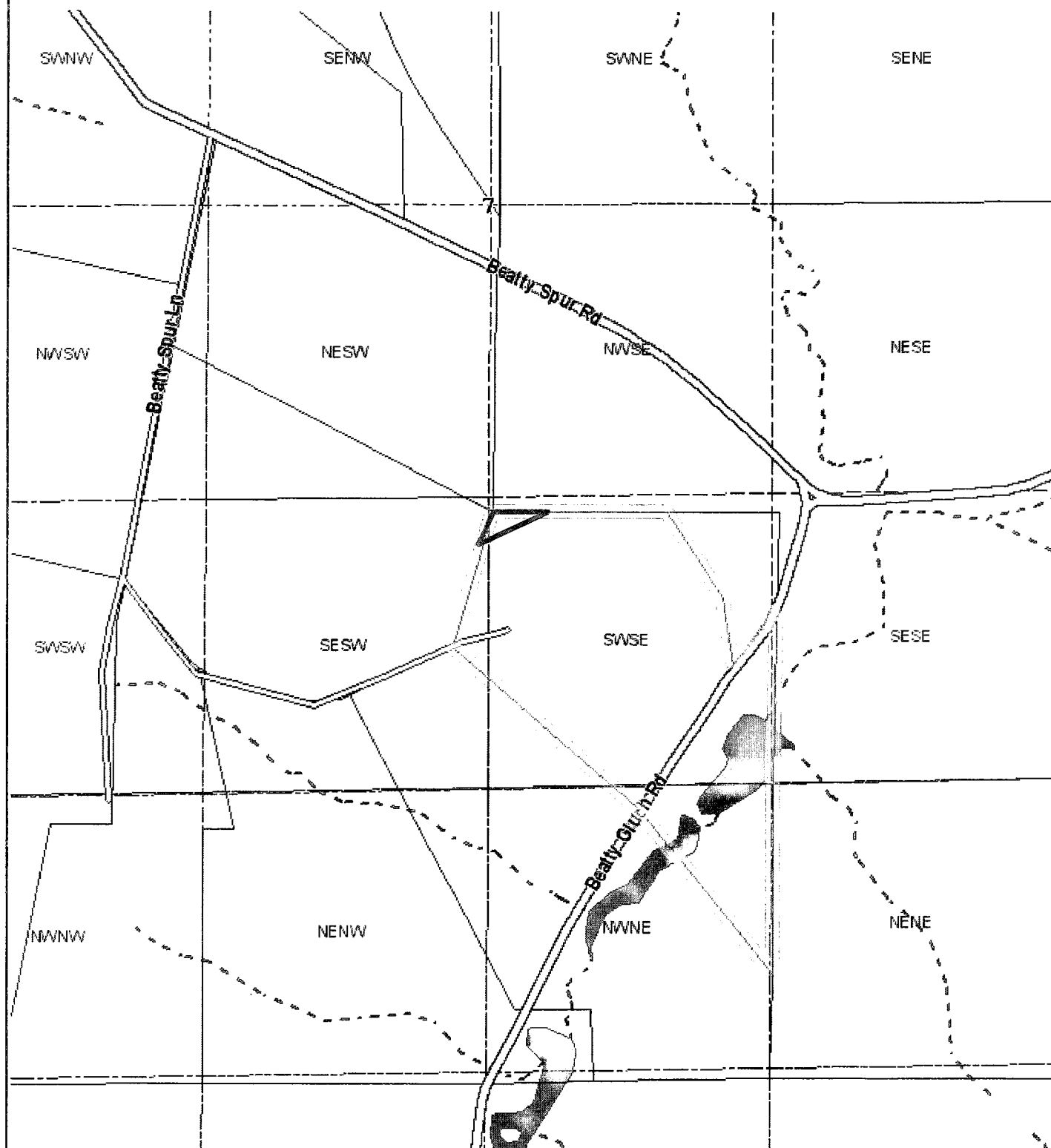
Exhibit A

County of Sheridan, State of Wyoming:

A tract of land located in the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southwest Quarter of the Southeast Quarter (SW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 7, and in the Northwest Quarter of the Northeast Quarter (NW $\frac{1}{4}$ NE $\frac{1}{4}$) of Section 18, Township 57 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Northwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7, located N62°43'54"E, 2983.92 feet from the Southwest Corner of said Section 7; thence along the north line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$ N89°38'31"E, 807.62 feet to a point on a tract of land as described in Sheridan County Book 286 of Deeds, Page 146; thence along the boundary line of said tract of land the following bearings and distances: S34°08'26"E, 44.39 feet; thence S34°08'26"E, 169.59 feet; thence S33°54'31"E, 258.42 feet; thence S9°32'39"E, 332.39 feet; thence N34°25'47"E, 269.12 feet; thence N17°59'10"E, 56.85 feet; thence S34°08'26"E, 50.71 feet to a point on the east line of said SW $\frac{1}{4}$ SE $\frac{1}{4}$; thence along said east line S0°36'44"W, 863.36 feet to the Northeast Corner of the NW $\frac{1}{4}$ NE $\frac{1}{4}$ of said Section 18; thence along the east line of said NW $\frac{1}{4}$ NE $\frac{1}{4}$ S0°16'25"E, 804.21 feet; thence N39°24'32"W, 995.07 feet; thence N49°23'32"W, 1148.60 feet; thence N16°14'44"E, 657.58 feet to the Northwest Corner of the SW $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 7 and the POINT OF BEGINNING.

Sheridan County Wyoming MapServer



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EXHIBIT

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B

EXHIBIT C

County of Sheridan, State of Wyoming:

A tract of land located in Lots 3 and 4 of Section 7 and in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) and the Southeast Quarter of the Southwest Quarter (SE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 7, Township 57 North, Range 83 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7, located N 62°43'54"E, 2983.92 feet from the Southwest Corner of said Section 7; thence S 16°14'44"W, 657.58 feet; thence S 64°35'20"W, 566.21 feet; thence along a curve to the right having a radius of 322.31 feet, a central angle of 41°31'54", and arc length of 233.63 feet, with chord bearing and distance S 85°21'17"W, 228.55 feet; thence N 73°52'46"W, 375.83 feet; thence along a curve to the right having a radius of 233.73 feet, a central angle of 35°34'52", and arc length of 145.15 feet, with chord bearing and distance N 56°05'20"W, 142.83 feet; thence N 38°17'54"W, 490.30 feet; thence N 11°13'08"E, 1108.35 feet; thence S 62°53'38"E, 1674.98 feet to the Southeast Corner of the NE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7 and the point of beginning.

AND

The NE $\frac{1}{4}$ of NE $\frac{1}{4}$ of Section 18, the N $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 17, the SE $\frac{1}{4}$ of SE $\frac{1}{4}$ and all that part of the N $\frac{1}{2}$ of SE $\frac{1}{4}$ of Section 7 lying south of the center line of the Beatty Spur Road and Beatty Gulch Road which is described below. Also, all that part of the W $\frac{1}{2}$ of Section 8 lying south of the center line of the Beatty Gulch Road which is described below; All within Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

Beany Spur and Beatty Gulch Road centerline description:

A road centerline being the centerline of Beatty Spur Road, also known as Sheridan County Road No. 108, and the centerline of Beatty Gulch Road, also known as Sheridan County Road No. 1231, passing through the N $\frac{1}{2}$ SE $\frac{1}{4}$ Section 7, and through the W $\frac{1}{2}$ Section 8, all in Township 57 North, Range 83 West of the Sixth Principal Meridian, Sheridan County, Wyoming and more particularly described as follows:



Commencing at the South 1/16 corner of said Section 7, said corner being a 1.5" alum cap per LS6594; thence N 00°39'49" E along the north-south quarter section line of said Section 7 a distance of 1125.56 feet to the centerline of Beatty Spur Road and the Point of Beginning; thence along the centerline of Beatty Spur Road the following eight (8) courses:

S 65°39'30" E, 254.98 feet;

thence Southeasterly 275.54 feet along the arc of a 3650.00 foot radius curve to the right which chord bears S 63°29'45" E, 275.47 feet;

thence S 61°19'59" E, 94.17 feet;

thence Southeasterly 528.55 feet along the arc of a 2250.00 foot radius curve to the right which chord bears S 54°36'12" E, 527.34 feet;

thence S 47°52'25" E, 357.46 feet;

thence Southeasterly 108.14 feet along the arc of a 2890.00 foot radius curve to the right which chord bears S 46°48'06" E, 108.13 feet;

thence S 45°43'47" E, 122.02 feet;

thence Southeasterly 252.30 feet along the arc of a 300.00 foot radius curve to the left which chord bears S 69°49'21" E, 244.93 feet to the centerline of Beatty Gulch Road;

thence along the centerline of Beatty Gulch Road the following nine (9) courses:

N 86°05'06" E, 635.43 feet;

thence northeasterly 398.42 feet along the arc of a 820.00 foot radius curve to the left which chord bears N 72°09'57" E, 394.51 feet;

thence N 58°14'47" E, 188.45 feet;

thence northeasterly 126.34 feet along the arc of a 7040.00 foot radius curve to the left which chord bears N 57°43'57" E, 126.33 feet;



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thence N 57°13'06" E, 978.86 feet;

thence northeasterly 345.47 feet along the arc of a 1470.00 foot radius curve to the left
which chord bears N 50°29'09" E, 344.67 feet;

thence N 43°45'11"E, 653.24 feet;

thence northeasterly 228.67 feet along the arc of a 1920.00 foot radius curve to the right
which chord bears N 47°09'54" E, 228.54 feet;

thence N 50°34'38" E, 895.95 feet to the north-south quarter section line of said Section 8
and the Point of Terminus. This Point of Terminus bears S 00°44'51" W a distance of
1738.62 feet from the north quarter (N1/4) corner of said Section 8, said corner
monumented with a 3" brass cap LS529.

Said parcel of land containing 340.5 acres, more or less.

NO. 2016-729535 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
LONABAUGH & RIGGS DRAWER 5059
ATTN: RACHEL SHERIDAN WY 82801

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