

RECORDED MARCH 23, 2004 BK 451 PG 537 NO 470392 AUDREY KOLTISKA, COUNTY CLERK

### GRANT OF EASEMENT

The Phoenix Limited Partnership, GRANTOR, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant an easement to Sugarland Development Company, a Wyoming Partnership, and its successors and assigns, GRANTEE, for the benefit of Lot 2 of Sugarland Plaza Subdivision, a subdivision in Sheridan County, Wyoming, as filed in Drawer 8, Plat Number 95, in the Office of the Sheridan County Clerk, across a portion of the land owned by Grantor described and shown on Exhibit "A" and Exhibit "B", attached hereto and incorporated herein.

This Grant of Easement is intended to provide non-exclusive access to and from said Lot 2 across and over that land owned by Grantor described in Exhibit A and Exhibit B. Grantor shall retain all other rights in and to that property over which this easement is granted for any use Grantor may desire, and Grantor shall bear no responsibility or liability to Grantee, its successor, guests, invitees or assigns for the care, maintenance or repair of the property burdened hereby.

DATED this 22 day of March, 2004.

W.K. Love

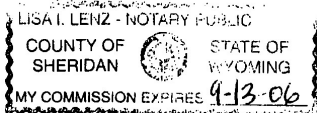
STATE OF WYOMING     )  
                                      ) ss.  
COUNTY OF SHERIDAN    )

The above and foregoing GRANT OF EASEMENT was acknowledged to before me by W.K. Love, on this the 22 day of March, 2004.

WITNESS my hand and official seal.

Lisa I. Lenz  
Notary Public

My Commission expires:



LEGAL DESCRIPTION

An ingress and egress easement located in Block 6 of Sugarland Estates Subdivision and lying adjacent to Lot 2 of Sugarland Plaza Subdivision in the City of Sheridan, County of Sheridan, Wyoming and being more particularly described as follows:

Beginning at the northeasterly corner of said Lot 2 of Sugarland Plaza Subdivision, said point being on the westerly line of said Block 6 of Sugarland Estates Subdivision; thence along said westerly line, S19 23'00"W, 106.54 feet to the southerly line of said Block 6; thence along the said southerly line, S41 10'00"E, 68.90 feet to the easterly line of said Block 6; thence along said easterly line, N19 23'00"E, 140.44 feet, thence leaving said easterly line, N70 37'00"W, 60.00 feet to the point of beginning.

**SUGARLAND ESTATES  
SUBDIVISION**

