

MUTUAL DRIVEWAY EASEMENT

This Mutual Driveway Easement is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2008, by and among Dr. Irving E. Robinson, M.D. and Dr. Tom Richards, M.D. (collectively, "Robinson/Richards") and Big Horn Real Estate, LLC, a Wyoming limited liability company ("Big Horn Real Estate"), and Timberhouse, a Wyoming general partnership, ("Timberhouse"), together as both Grantees and Grantors (the "Parties").

**WHEREAS**, Robinson/Richards are the owner of Lot 3 of Sugarland Plaza Subdivision, located in Sheridan, Sheridan County, Wyoming; and

**WHEREAS**, Big Horn Real Estate owns Lot 5 of Sugarland Plaza Subdivision, located in Sheridan, Sheridan County, Wyoming.

**WHEREAS**, Timberhouse owns Lot 2 of Sugarland Plaza Subdivision, located in Sheridan, Sheridan County, Wyoming.

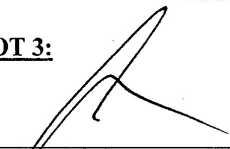
**WHEREAS**, the Parties wish to mutually convey to themselves a driveway easement across a portion of each of the respective Parties' lands where they intersect, in accordance with the terms of this instrument.

**NOW, THEREFORE**, for good and valuable consideration, including the mutual promises and covenants contained herein, it is agreed by and among the Parties as follows:

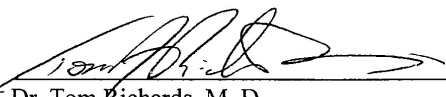
Grant Of Easement: The Parties do hereby grant and convey to the Parties, and the heirs, successors and assigns of the Parties, a perpetual driveway easement upon, across and through the Parties' lands for the right of unrestricted ingress, egress and regress to Lots 2, 3, and 5 of the Sugarland Plaza Subdivision, at the location shown on the attached Exhibit "A" and described more specifically in the Legal Description attached hereto as Exhibit "B" (the "Driveway"). The driveway easement shall burden Lots 2, 3, and 5 of the Sugarland Plaza Subdivision, and shall constitute a covenant running with the land. The easement created by this instrument is superior and paramount to the rights of any party to this instrument in the respective servient estates so created.

DATED this 2 of December, 2008.

LOT 3:

  
\_\_\_\_\_  
Dr. Irving E. Robinson, M. D.

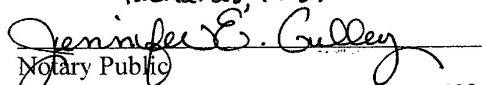
Date: 11-18-08

  
\_\_\_\_\_  
Dr. Tom Richards, M. D.

Date: 11/20/08

STATE OF WYOMING            )  
  : SS  
COUNTY OF SHERIDAN        )

Subscribed and acknowledged before me this 18<sup>th</sup> day of November, 2008, by Irving E. Robinson, M.D.,  
and subscribed and acknowledged before me this  
WITNESS my hand and official seal.      25<sup>th</sup> day of November, 2008, by Tom Richards, M.D.

  
\_\_\_\_\_  
Notary Public

My commission expires: 

**LOT 5:**

Big Horn Real Estate, LLC  
a Wyoming limited liability company

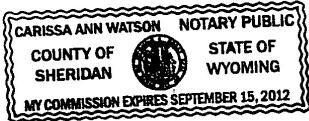
[Signature]  
Lisa Rice – Manager/Member

Date: 12/2/08

STATE OF WYOMING )  
: ss  
COUNTY OF SHERIDAN )

Subscribed and acknowledged before me this 2 day of December, 2008, by  
Lisa Rice, as Manager of Big Horn Real Estate, LLC.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My commission expires: 9/15/12

**LOT 2:**

Timberhouse,  
a Wyoming general partnership

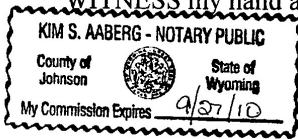
[Signature]  
By: Greg Von Krosigk, Member of BV Properties, LLC, Partner

[Signature]  
By: Chris Crow, Member of Deerwood Design and Construction, LLC, Partner

STATE OF WYOMING )  
: ss  
COUNTY OF SHERIDAN )

Subscribed and acknowledged before me this 11<sup>th</sup> day of November, 2008, by  
Greg Von Krosigk, a Member of BV Properties, LLC.

WITNESS my hand and official seal.



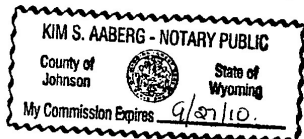
[Signature]  
Notary Public

My commission expires: 9/27/10

STATE OF WYOMING )  
: ss  
COUNTY OF SHERIDAN )

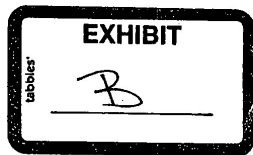
Subscribed and acknowledged before me this 11<sup>th</sup> day of November, 2008, by  
Chris Crow, a Member of Deerwood Design and Construction, LLC.

WITNESS my hand and official seal.



[Signature]  
Notary Public

My commission expires: 9/27/10



36

### LEGAL DESCRIPTION

An access easement for the purpose of ingress, egress and regress located within Lots 2, 3 and 5 of Sugarland Plaza Subdivision, City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the southerly line of said Lot 5, said point being located  $N89^{\circ}40'00''W$ , 8.00 feet from the southeast corner of said Lot 5, said point also being common to said Lots 2 and 3; thence  $S34^{\circ}48'41''E$ , 29.42 feet to the westerly right of way line of Sugar View Drive; thence along said westerly right of way line through a curve to the left having a radius of 355.00 feet, a central angle of  $4^{\circ}55'21''$  and a chord,  $N29^{\circ}02'36''E$ , 30.49 feet; thence leaving said right of way,  $N58^{\circ}24'24''W$ , 27.59 feet to a point on the easterly line of said Lot 5; thence  $S25^{\circ}32'04''W$ , 18.79 feet to the point of beginning. Said easement contains 667.0 square feet, more or less.

Lot 2 = 230 square feet

Lot 3 = 369 square feet

Lot 5 = 68 square feet

