



ACCESS AND UTILITY EASEMENT

Three T Enterprises, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant, convey and dedicate an access and utility easement over and across that land commonly referred to as "Three T Lane" and "Gable Way", as more specifically described and illustrated on **Exhibit A**, attached hereto (the "Easement Route"). AND EXHIBIT B attached

Grant of Easement For Benefit of Dominant Parcel. Grantor grants, conveys and dedicates this easement across said Easement Route to and for the non-exclusive benefit of Tongue River Properties, LLC, and its successors, as the record owner of Lot 2 of Shosten Addition Minor, the Plat of which is recorded in Drawer S of Plats, Page 155 Recorded March 23, 2018 in the Sheridan County Clerk's office, Sheridan County, Wyoming (the "Dominant Parcel").

Intent and Purpose of Easement. Grantor's intent and purpose by this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities, under, over and across the Easement Route to and for the benefit of the Dominant Parcel. The Easement Route shall forever hereafter be appurtenant to the Dominant Parcel to serve as ingress, egress and utility access for the owners of the Dominant Parcel.

Grantor and Grantee have agreed to the terms for maintenance by that *Access Maintenance Agreement* dated 3-18, 2017, a copy of which is attached hereto and incorporated herein. Grantor shall bear no responsibility or liability to any person or entity using the Easement Route by reason of this easement other than as set forth on the attached agreement.

WITNESS my hand this 17 day of April, 2018.

Three T Enterprises, LLC, a Wyoming limited liability company

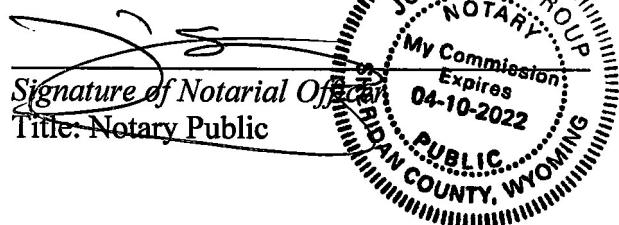
Tim Goss
 By: Tim Goss

STATE OF WYOMING)
)ss.
 COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 17 day of April, 2018, by Tim Goss, as President of Three T Enterprises, LLC, a Wyoming limited liability company.

WITNESS my hand and official seal.

My Commission expires: 4-10-22



LEGAL DESCRIPTION

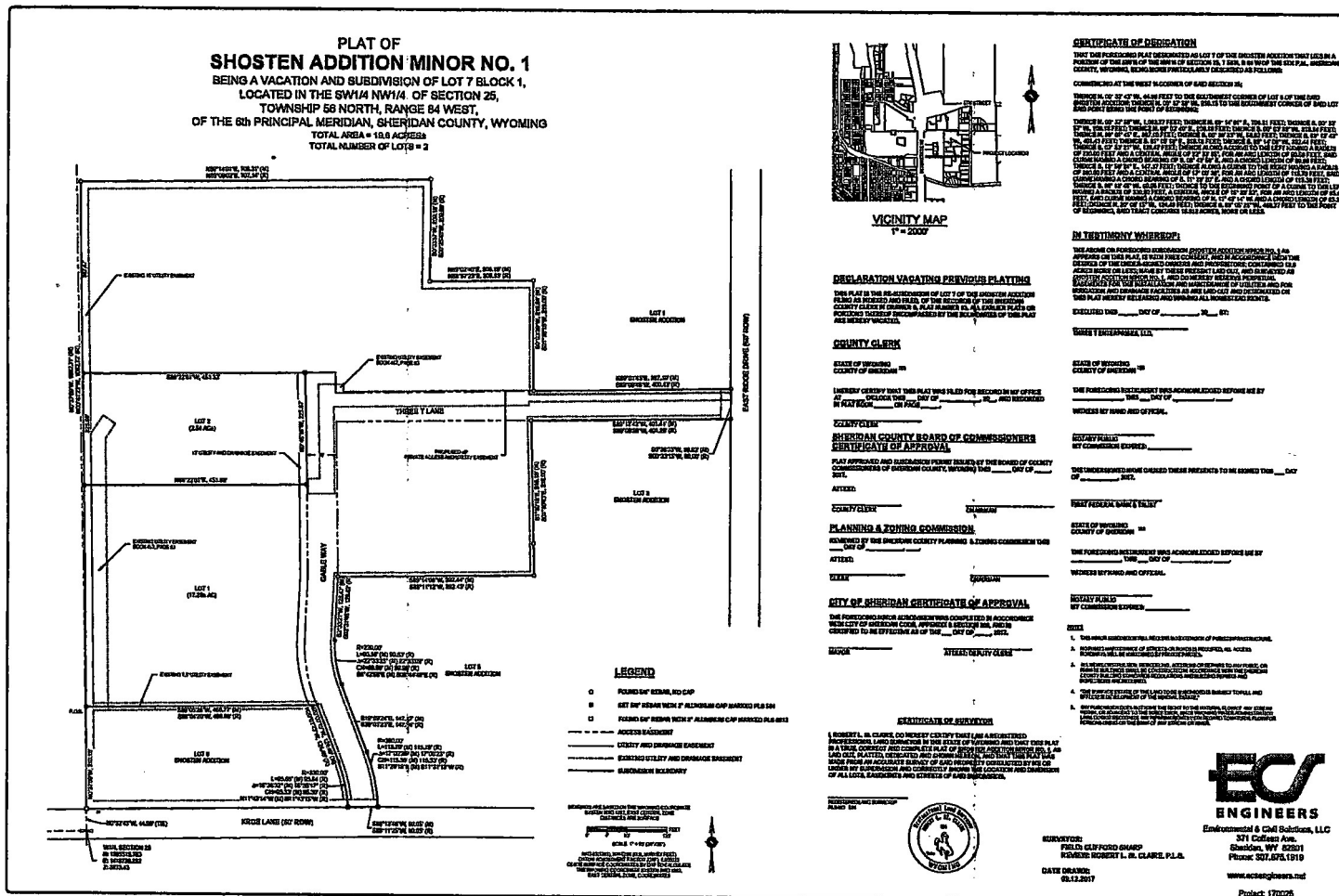
2018-741703 4/18/2018 4:18 PM PAGE: 2 OF 4
 BOOK: 573 PAGE: 196 FEES: \$21.00 HM EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

THAT THE FOREGOING PLAT DESIGNATED AS LOT 1 OF THE SHOSTEN ADDITION MINOR NO. 1 THAT LIES IN A PORTION OF THE SW ¼ OF THE NW ¼ OF SECTION 25, T 56 N, R 84 W OF THE 6TH P.M., SHERIDAN COUNTY, WYOMING, HAS A RIGHT OF ACCESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 5/8" REBAR WITH 2" CAP MARKED PLS 6812 ON THE NORTHERLY RIGHT OF WAY OF KROE LANE (60' ROW);

THENCE N. 89° 12' 47" E., 528.36 FEET ALONG SAID RIGHT OF WAY TO THE INTERSECTION OF KROE LANE AND THE WESTERLY RIGHT OF ACCESS LINE OF GABLE WAY, SAID POINT BEING THE POINT OF BEGINNING;

THENCE ALONG SAID ACCESS LINE OF GABLE WAY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 330.00 FEET AND A CENTRAL ANGLE OF 16° 36' 32", FOR AN ARC LENGTH OF 95.66 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 11° 42' 14" W. AND A CHORD LENGTH OF 95.33 FEET; THENCE N. 20° 00' 15" W., 124.49 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 305.62 FEET AND A CENTRAL ANGLE OF 25° 42' 23", FOR AN ARC LENGTH OF 137.12 FEET, SAID CURVE HAVING A CHORD BEARING OF N. 10° 34' 45" W. AND A CHORD LENGTH OF 135.97 FEET; THENCE N. 02° 33' 21" E., 128.52 FEET; THENCE N. 00° 48' 09" W., 185.13 FEET; THENCE N. 00° 46' 18" W., 225.67 FEET; THENCE N. 89° 11' 51" E., 60 FEET; THENCE S. 00° 58' 15" E., 40.98 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF ACCESS LINE OF THREE T LANE; THENCE ALONG SAID RIGHT OF ACCESS LINE N. 89° 01' 45" E., 395.89 FEET; THENCE N. 89° 01' 45" E., 397.10 FEET TO THE INTERSECTION OF THE WESTERLY RIGHT OF WAY OF EAST RIDGE DRIVE (60' ROW); THENCE ALONG SAID RIGHT OF WAY S. 00° 38' 33" W., 59.92 FEET; THENCE S. 89° 12' 42" W., 401.41 FEET; THENCE S. 89° 13' 35" W., 390.30 FEET TO THE INTERSECTION OF THE EASTERLY RIGHT OF ACCESS LINE OF GABLE WAY; THENCE ALONG SAID RIGHT OF ACCESS LINE S. 00° 47' 00" E., 316.11 FEET; THENCE S. 02° 33' 21" W., 128.47 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 230.00 FEET AND A CENTRAL ANGLE OF 22° 33' 35", FOR AN ARC LENGTH OF 90.56 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 08° 42' 58" E. AND A CHORD LENGTH OF 89.98 FEET; THENCE S. 19° 59' 24" E., 147.37 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 390.00 FEET AND A CENTRAL ANGLE OF 17° 00' 38", FOR AN ARC LENGTH OF 115.79 FEET, SAID CURVE HAVING A CHORD BEARING OF S. 11° 29' 19" E. AND A CHORD LENGTH OF 115.36 FEET TO THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF KROE LANE (60' ROW); THENCE ALONG SAID RIGHT OF WAY S. 89° 12' 46" W., 60.05 FEET TO THE POINT OF BEGINNING, SAID TRACT CONTAINS 2.30 ACRES, MORE OR LESS.



ACCESS MAINTENANCE AGREEMENT

March 20 18
THIS AGREEMENT IS MADE AS OF 18 20 17 BY THE PROPERTY OWNERS HEREIN BELOW
AND THEIR SUCCESSORS AND ASSIGNS WITH RESPECT TO REAL ESTATE LOCATED IN
SHOSTEN MINOR NO. 1 SUBDIVISION, SHERIDAN COUNTY, WYOMING.

THE OWNERS OF LOTS 1 AND 2 OF SAID MINOR SUBDIVISION AGREE TO SPLIT ALL EXPENSES AND LABOR
NEEDED TO MAINTAIN GABLE WAY AND THREE T LANE TO THEIR ORIGINAL DESIGN, INCLUDING
REPAIR TO ORDINARY WEAR TO THE SURFACE AND CULVERTS AS WELL AS SNOW REMOVAL WITH THE
FOLLOWING PERCENTAGES:

75% TO THE OWNER OF LOT 1; AND
25% TO THE OWNER OF LOT 2

EACH OWNER, BY SIGNING THIS AGREEMENT, DOES COVENANT AND AGREE TO PAY, WITHIN SIXTY (60) DAYS
AFTER THE DATE OF RECEIPT OF EXPENSES, ALL COSTS INCURRED PURSUANT TO THIS AGREEMENT.
EACH ASSESSMENT, TOGETHER WITH COSTS OF COLLECTION, SHALL BE A LIEN AND CHARGE UPON
THE LOT AGAINST WHICH EACH ASSESSMENT IS MADE WHICH LIEN SHALL CONTINUE UNTIL THE
ASSESSMENT IS PAID AND SHALL BE THE PERSONAL OBLIGATION OF THE OWNER. THE PERSONAL
OBLIGATION OF THE OWNER TO PAY SUCH ASSESSMENTS, HOWEVER, SHALL REMAIN THE PERSONAL
OBLIGATION OF THE PERSON WHO WAS THE OWNER WHEN THE ASSESSMENT WAS FIRST DUE AND
SHALL NOT PASS TO SUCCESSORS IN TITLE UNLESS EXPRESSLY ASSUMED BY SUCH SUCCESSORS.

ANY OWNER MAY BRING CIVIL ACTION AGAINST ANY OTHER OWNER PERSONALLY OBLIGATED TO PAY AN
ASSESSMENT IN ORDER TO ENFORCE PAYMENT OF THE DELINQUENT ASSESSMENT OR TO FORECLOSE
THE LIEN AGAINST THE LOT, AND THERE SHALL BE ADDED TO THE AMOUNT OF SUCH ASSESSMENT DUE
ALL COSTS OF COLLECTION.

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE EXECUTED THE AGREEMENT AS OF THE DATE FIRST ABOVE WRITTEN:

LOT 1

Three T Enterprises LLC *March 20 18* JD Tim Goss
OWNER(S)

The foregoing instrument was acknowledged before me this 18 day of 2017 By: Tim Goss

Witness my hand and official seal

Notarial Officer: Shannon Poffenroth

My commission expires: January 20th, 2020



LOT 2

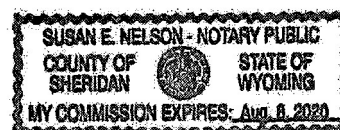
David J. Nelson
OWNER(S)

March 20 18
The foregoing instrument was acknowledged before me this 18 day of 2017 By: David J. Nelson

Witness my hand and official seal

Notarial Officer: Susan E. Nelson

My commission expires: 8/8/2020



NO. 2018-741703 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801