

RECORDED MAY 27, 1983 BK 275 PG 298 NO. 873052 MARGARET LEWIS, COUNTY CLERK

FENCE ENCROACHMENT AGREEMENT

This Agreement entered into this 25 day of May, 1983, by and between the undersigned is made for the purpose of setting forth the parties understanding with regard to the fence which is situated between their respective properties.

WHEREAS, Wayne E. Ross and Eleanor L. Ross, husband and wife are the owners of the following described real property, to-wit:

The North 30 feet of Lot 5 and the South 20 feet of Lot 6, Block 38, Downer Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, and

WHEREAS, Russell D. Laird and Dee Vonne Laird, husband and wife are the owners of the following described real property, to-wit:

Lot 4 and the South 10 feet of Lot 5, Block 38, Downer Addition to the town, now City of Sheridan, Sheridan County, Wyoming, and

WHEREAS, there is situate upon the shared property line a certain fence, and

WHEREAS, said fence encroaches upon the property last set forth above as shown by the Surveyor's Certificate of Carl R. Oslund, dated April 26, 1983, a copy of which is attached hereto, incorporated by reference and made a part hereof, and

WHEREAS, the parties are in agreement as to the facts set forth above,

NOW, THEREFOR IT IS HEREBY AGREED BY THE PARTIES, that the existing fence may remain in its present location until such time as the owner of the property last set forth above, and upon whose property said fence encroaches, desires that said fence be moved from its present location, whereupon the owner of the property first set forth above shall remove or cause to be removed said fence.

It is also agreed that no claim of adverse possession shall lie owing to the location of said fence, and this Fence Encroachment Agreement constitutes a covenant running with the land

so long as the existing fence remains in its present location.
It is further agreed that this Agreement shall be binding upon the parties hereto, their heirs, executors, successors and assigns.
In witness whereof the undersigned have affixed their signatures this date.

Wayne E. Ross
Wayne E. Ross

Eleanor L. Ross
Eleanor L. Ross

Russell D. Laird
Russell D. Laird

Dee Vonne Laird
Dee Vonne Laird

State of Wyoming)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by WAYNE E. ROSS and ELEANOR L. ROSS, husband and wife, this 25 day of May, 1983.

Witness my hand and official seal.

William D. Burke
Notary Public

My Commission Expires: Sept. 18, 1986

State of Wyoming)
) ss.
County of Sheridan)

The foregoing instrument was acknowledged before me by RUSSELL D. LAIRD and DEE VONNE LAIRD, husband and wife, this 25 day of May, 1983.

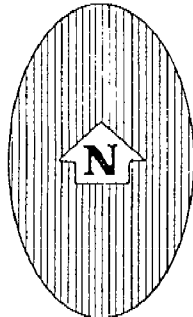
Witness my hand and official seal.

William D. Burke
Notary Public

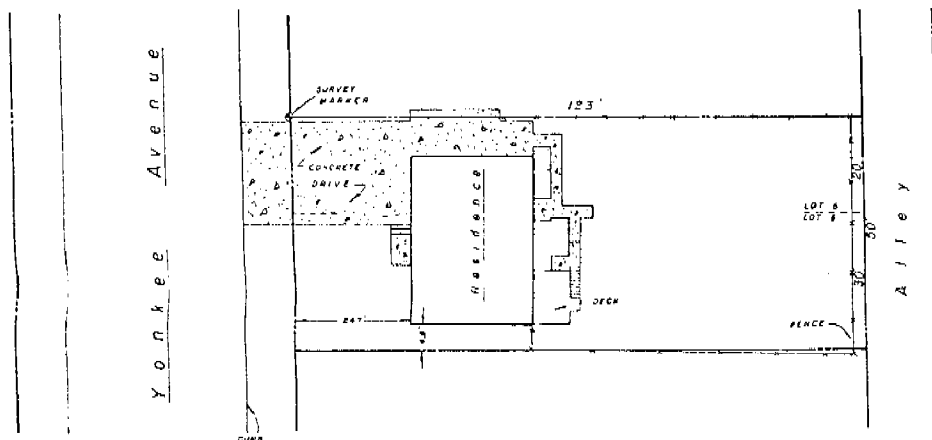
My Commission Expires: Sept. 18, 1986

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Surveyor's Certificate

I, Carl R. Oslund, a duly licensed surveyor, hereby certify that this Surveyor's Certificate was made from surveys made by me, or under my direction, of the parcel of land in ...the...City...of...Sheridan..., State of Wyoming, and described as follows: *the North 30' of Lot 5 and the South 20' of Lot 6, Block 38, Downer's Addition.*



Scale : 1" = 30'.



Street Number1641...Yonkee Avenue....., this property being situated on the
.....E. S. 1..... side of said street.

I further certify as follows:

1. The residence and garage situated upon the above-described property are wholly within the boundary lines of the above described property.
2. ~~There are no encroachments upon the lot from any buildings located upon the adjoining lots.~~
3. No side line of the residence is less than ...5... feet from any of the said boundary lines.
4. There are no encroachments upon the lot from any buildings located upon the adjoining lots.
5. The building line restrictions have not been violated.
6. The front wall of the building is ...24... feet from the front lot line.
7. This residence is not in the Flood Plain as designated by H.U.D.
8. This certificate correctly represents all the data shown hereon.

Signed and dated at9:00...A.M..... this ...26th.....
day ofA.P.F.I.I..... 19.83.

Carl R. Oslund

Registration No. 102 L.S.