

## PUBLIC ACCESS AND UTILITY EASEMENT

WHEREAS, Jane Ann Scheuerman and Eugene D. Scheuerman, wife and husband, "Grantors" of Sheridan County, State of Wyoming, are the owners of certain property situate in Sheridan County, Wyoming, more particularly described as follows:

A tract of land located within the SE1/4SE1/4 of Section 32, Township 57 North, Range 86 West of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the southerly line of said SE1/4SE1/4 of Section 32, said point being located N89°58'00"W, 220.00 feet from the southeast corner of said Section 32; thence along said southerly line, N89°58'00"W, 401.98 feet; thence leaving said southerly line, N1°06'00"W, 270.56 feet; thence S89°56'00"E, 407.87 feet; thence S0°03'00"W, 270.60 feet to the point of beginning.

WHEREAS, Randal Lee Scammon and Denise Lyn Scammon, husband and wife, are the owners of the real property described as follows:

A tract of land located within the SE1/4SE1/4 of Section 32, Township 57 North, Range 86 West of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the southerly line of said SE1/4SE1/4 of Section 32, said point being located N89°58'00"W, 621.98 feet from the southeast corner of said Section 32; thence along said southerly line, N89°58'00"W, 322.72 feet; thence leaving said southerly line, N1°06'00"W, 270.75 feet; thence S89°56'00"E, 322.73 feet; thence S1°06'00"E, 270.56 feet to the point of beginning.

WHEREAS, the parties hereto desire to create a perpetual easement for public access and utilities to serve the land described as follows:

A twenty foot wide access and utility easement located within the SE1/4SE1/4 of Section 32, Township 57 North, Range 86 West, of the 6<sup>th</sup> Principal Meridian, Sheridan County, Wyoming; said easement lying 10 feet on either side of the following described centerline:

Beginning at a point on the easterly right of way of county road No. 89 also known as Beckton road, said point being located N53°02'12"W, 275.97 feet from the Southeast corner of said Section 32; thence S81°08'01"W, 119.83 feet; thence along a curve to the right with a radius of 30.00 feet, a delta angle of 93°26'14", a length of 48.92 feet, a chord bearing of N52°08'52"W, and a chord length of 43.68 feet; thence N08°25'45"W, 56.70 feet; thence along a curve to the left with a radius of 30.00 feet, a delta angle of 84°53'20", a length of 44.45 feet, a chord bearing of N47°52'25"W, and a chord length of 40.49 feet; thence S89°40'55"W, 219.93 feet to the point of ending, said point lies on the easterly boundary of a 2.00 acre tract of land and is located N67°47'37"W, 679.09 feet from said Southeast corner of section 32.

Bearings are based on the Wyoming State Plane Coordinate System, NAD 1983, Distances listed are ground distances.



**Grantee's Waiver of 40 Foot Easement Requirement**

Grantee hereby waives the requirement of a minimum easement width contained in Wyo. Stat. § 18-5-303(b).

Randal Lee Scammon  
Randal Lee Scammon

Denise Lyn Scammon  
Denise Lyn Scammon

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me by Randal Lee Scammon and Denise Lyn Scammon, this 9 day of June, 2010.

Witness my hand and official seal.



[Signature]  
Notary Public

My Commission Expires: Sept 5, 2012

**CONSENT OF LENDER**

Wells Fargo Bank, N.A. being the holder of that Mortgage executed by Jane Ann Scheuerman and Eugene D. Scheuerman, wife and husband, in favor of Wells Fargo Bank, N.A. dated September 30, 2009 and recorded October 6, 2009 in Book 753 of Mortgages, Pages 746 to 758 in the Office of the Sheridan County, Wyoming Clerk does hereby consent to the granting and recording of the foregoing instrument by its duly authorized officer.

Executed this \_\_\_\_\_ day of \_\_\_\_\_, 2010

Wells Fargo Bank, N.A.

By: \_\_\_\_\_  
\_\_\_\_\_

**Consent of Lien Holder**

Wells Fargo Bank, N.A. ("Lien Holder"), is the current holder of a Mortgage Deed of Trust dated September 30, 2009 as recorded in Book 753, Page 0746 hereby consents to the grant of the foregoing Public Access and Utility Easement Easement dated June 9, 2010 by Jane Ann Scheuerman and Eugene D. Scheuerman to Randall Lee Scammon and Denise Lyn Scammon and joins in the execution hereof solely as Lien Holder and hereby does agree that in the event of the foreclosure of said mortgage, or other sale of said property described in said mortgage under judicial or non-judicial proceedings, the same shall be sold subject to said Public Access and Utility Easement.

SIGNED AND EXECUTED this 8<sup>th</sup> day of July, 2010.

Wells Fargo Bank, N.A.

By: Lorna L. Slaughter  
Lorna L. Slaughter, Vice President

STATE of Maryland

COUNTY of Frederick

BEFORE ME, the undersigned authority, on this day personally appeared Lorna L. Slaughter, Vice President, of Wells Fargo Bank, N.A. known to me to be the person and Officer whose name is subscribed to the foregoing instrument and who acknowledged to me that he/she executed the same for the purposes and consideration therein expressed, in the capacity therein stated, as the act and deed of said Bank.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS

8th day of July, 2010



Jillian N. Porter  
Notary Public State of Maryland  
Jillian N. Porter  
My commission expires: 02/25/2014