

RIGHT-OF-WAY EASEMENT FOR EXISTING ROAD

THIS AGREEMENT, made and entered into this day by and between RICHARD D. SMITH and KETA J. SMITH, husband and wife, hereinafter called Grantors; and GERALD OSGARD and ILENE S. OSGARD, husband and wife, hereinafter called Grantees;

WITNESSETH, THAT:

WHEREAS, the Grantors are the owners of those certain parcels of land located in the NE/4SE/4 of Section 23, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, which are described in the Warranty Deed executed by Grantees in favor of Grantors on August 19, 1988, which Warranty Deed is recorded in Book 321 of Deeds at Page 196 in the Office of the County Clerk of Sheridan County, Wyoming, and the Quitclaim Deed executed by the above-named Grantees in favor of the above-named Grantors, which Quitclaim Deed was also executed August 19, 1988, and recorded in Book 321 of Deeds at Page 194 in the Office of the County Clerk of Sheridan County, Wyoming, and

WHEREAS, the Grantees are the owners of the following described lands situate in Section 23, Township 57 North, Range 86 West of the 6th P.M., Sheridan County, Wyoming, which are described as follows:

The E/2SE/4 of Section 23, EXCEPT a tract of land described as follows:

Beginning at the East quarter corner of Section 23, Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming; thence S.0°28'E., 353.79 feet; thence N.88°52'50"W., 147.59 feet; thence S.12°18'10"W., 217.02 feet; thence N.85°21'25"W., 411.73 feet; thence N.44°25'10"W., 655.85 feet; thence N.84°24'E., 246.75 feet; thence N.89°50'E., 357.5 feet; thence N.21°03'30"E., 36.8 feet; thence N.89°46'30"E., 444.05 to the point of beginning, all in Township 57 North, Range 86 West, 6th P.M., Sheridan County, Wyoming, containing 9.334 acres.

and,

WHEREAS, the Grantees named in this Agreement have always used ^{as a} private roadway 30 feet in width, as a means of ingress and egress to their lands.

NOW, THEREFORE, Grantors, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, do hereby grant unto the Grantees and to their heirs, successors in interest and assigns, an easement for a private right-of-way and private roadway over and across the lands of the Grantors, which are described in the recorded Deeds hereinabove set forth for the purpose of having access to the lands of Grantees which are located adjacent to

IT IS AGREED that the Parties hereto shall have the joint use of said roadway and shall cooperate together in the maintenance thereof.

THIS EASEMENT and the covenants herein contained shall be construed as an easement and covenants running with the land and for the private use and benefit of Grantees, their heirs, successors in interest and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands to this Agreement this 3 day of June, 1992.

GRANTORS

Richard D. Smith
Keta J. Smith

GRANTEES

Gerald Osgard
Ilene S. Osgard

STATE OF WYOMING)
) SS
) COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this day of June, 1992, by RICHARD D. SMITH and KETA J. SMITH, husband and wife.



WITNESSES my hand and Official Seal.

My Commission expires: 12/15/93
Notary Public

2/5

STATE OF WYOMING)
)SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
this 2 day of June, 1992, by GERALD OSGARD and ILENE S.
OSGARD, husband and wife.

WITNESS my hand and Official Seal.



J. Keith Roach
Notary Public

My Commission expires: Feb 13, 1993