

CONVEYANCE OF ACCESS EASEMENT

This Easement Conveyance is entered into this 28th day of February, 2006, by **FRANCESCO BEUF**, ("Grantor"), whose address is 1062 Utica Circle, Boulder, Colorado 80304, in favor of **DENNIS LOOMIS and MARION LOOMIS**, ("Grantees"), 734 Creighton, Cheyenne, Wyoming 82009.

RECITALS

A. Grantor is the owner of certain lands described as follows:

State of Wyoming, County of Sheridan

Township 53 North, Range 84 West, 6th P.M.

Section 7: SE $\frac{1}{4}$ (save and except 4.6 acres conveyed by Beatrice Gallatin Beuf, on December 6, 1976 to Wendell E. Loomis and Wyla E. Loomis, husband and wife)

("Grantor's Land").

B. Grantees are the owners of certain lands described as follows:

A tract of land situated in the N $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 7, Township 53 North, Range 84 West of the Sixth P.M., County of Sheridan, State of Wyoming, described as follows:

Beginning at a point on the North line of said N $\frac{1}{2}$ SE $\frac{1}{4}$, said point being located South 89°46'17" West, 1050 feet from the East Quarter corner of said Section 7; thence South 89°46'17" West 400.0 feet along the North line of said N $\frac{1}{2}$ SE $\frac{1}{4}$ to a point; thence South 500.0 feet to a point; thence North 89°46'17" East 400.0 feet to a point; thence North, 500.0 feet to the point of beginning, said tract containing 4.6 acres, more or less.

("Grantees' Land").

C. Grantor wishes to convey to Grantees an access easement across Grantor's Land in accordance with the terms of this instrument.

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GRANT OF EASEMENT

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:

1. Grant of Easement

Grantor does hereby grant and convey to Grantees, and Grantees' successors and assigns, a permanent access easement for ingress and egress to Grantees' lands along the route described in the attached **Exhibit "A."** The easement shall be twenty (20) feet in width, for maintenance and use of an access roadway, the centerline of which is described in Exhibit "A," which follows the existing road across and through Grantor's Land, to and from Grantees' Land to the U.S. Forest Service land designated as the Big Horn National Forest.

2. Terms of Use.

A. Grantees shall have the right to improve the roadway within the easement to Grantees' specifications, at Grantees' expense. Use of such specifications shall be contingent upon Grantor's prior approval. The surface of Grantor's Land disturbed by any of Grantees' upgrading or construction activities (and by any future maintenance or reconstruction) shall be reclaimed and repaired by Grantees, and Grantees shall reseed disturbed land with agricultural grasses or vegetation similar to that in place prior to construction activities.

B. Gates may be installed by Grantees where the easement crosses fences. The right-of-way shall not be fenced without the written permission of Grantor.

C. Grantees shall contribute to the maintenance of the road constructed in the easement in proportion to their usage of the road.

D. The easement may be used for personal, agricultural and recreational use, but not for commercial purposes. The easement may be traversed by foot, horseback and vehicles, including all-terrain vehicles. The easement shall not be used in a manner that causes excessive noise, dust or nuisance to the Grantor.

E. The easement created by this instrument shall not preclude Grantor's use of Grantor's Land, except to the extent that Grantor shall not in any way at any time obstruct the easement or otherwise interfere with Grantees' rights to use the easement for the purposes allowed by this instrument. Specifically, Grantor shall have the right to use the roadway constructed in the access easement and to allow others to use the roadway.

F. This is a private easement. At no time shall this easement be construed to create a public roadway.

3. **Release.**

This easement is given subject to the express understanding that the Grantees, in accepting this easement, shall not hold the Grantor liable for any liability, loss, damage or claims arising out of the use of the easement by the Grantees, or their invitees, agents, employees, assigns or successors in interest.

4. **Appurtenant to Benefitted Land.**

The easement conveyed by this instrument shall run with Grantees' Land and shall be for the benefit and use of the Grantees and their heirs, successors and assigns.

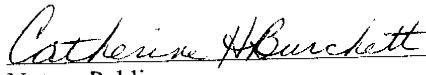
DATED this 28 of February 2006.

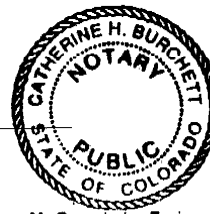

FRANCESCO BEUF

STATE OF Colorado)
 :SS
COUNTY OF Boulder)

The foregoing instrument was acknowledged before me this 28th day of February, 2006, by **Francesco Beuf**.

WITNESS my hand and official seal.


Notary Public



My commission expires: May 19, 2007

My Commission Expires
MAY 19, 2007

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LEGAL DESCRIPTION ACCESS EASEMENT

A tract of land thirty (20.00) feet wide for purposes of ingress and egress, located in the East Half of the Southeast Quarter (E½SE¼) of Section 7, Township 53 North, Range 84 West, of the Sixth Principal Meridian, Sheridan County, Wyoming, being fifteen (10.00) feet on each side of the following described centerline:

Beginning at a point on the boundary of United States Forest Reserve - Big Horn (Big Horn National Forest), said point being located S 24°33'29"W, 2873.05 feet from the East Quarter Corner of said Section 7, at which point there exists a gate in an existing fence line at an existing road; thence along said existing road the following bearings and distances:

N 27°25'10"W, 85.73 feet; thence N 29°10'48"E, 47.04 feet;
thence N 39°49'11"W, 44.77 feet; thence N 17°11'03"W, 54.99 feet;
thence N 0°29'39"W, 221.60 feet; thence N 20°39'24"W, 70.43 feet;
thence N 40°06'55"E, 71.19 feet; thence N 7°21'22"E, 119.42 feet;
thence N 17°18'31"E, 305.13 feet; thence N 4°40'40"W, 257.79 feet;
thence N 18°26'37"W, 205.40 feet; thence N 1°20'36"E, 244.58 feet;
thence N 80°17'03"E, 196.71 feet; thence N 47°22'04"E, 124.12 feet;
thence N 70°07'07"E, 127.13 feet; thence N 47°54'11"E, 185.11 feet;
thence N 28°07'06"E, 59.91 feet; thence N 2°46'50"W, 247.69 feet;
thence N 11°18'56"W, 146.97 feet; thence N 2°57'22"E, 93.20 feet;
thence N 15°00'44"E, 120.61 feet; thence S 89°46'17"W, 211.69 feet;
thence S 58°16'46"W, 94.99 feet; thence S 49°20'55"W, 150.22 feet

to a point on the west line of a tract of land as described in Sheridan County Book 375 of Deeds at Page 208, lengthening or shortening the side lines of said easement to intersect said National Forest Boundary and the west line of said tract as described in Book 375, Page 208.

October 25, 2004