

ACCESS EASEMENT

Stephen C. Petzold and Melissa A. F. Petzold, GRANTORS, 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, do hereby grant to Almeda B. Pierce, GRANTEE, an access easement across the Grantors land described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route").

Grant of Easement For Benefit of Access to Move Cattle across Grantor (Tract 12, 13 & 14, Wildcat Run). Grantors grants this easement across said Easement Route to and for the benefit of Grantee's property described in Book 340 of Deeds, Page 253 (herein the "Benefitted Parcel") and all portions thereof.

Intent and Purpose of Easement. Grantor's intent and purpose by this instrument is to provide Grantee access, ingress and egress, and the unlimited right to move cattle across the Easement Route to and from her property described in Book 340 of Deeds, Page 253, Grantee's Benefitted Parcel.

Neither Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land.

WITNESS our hands this 2nd day of June, 2017.

[Signature]
Stephen C. Petzold

[Signature]
Melissa A. F. Petzold

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 2nd day of June, 2017, by X
X X X Stephen C. Petzold and Melissa A. F. Petzold.

WITNESS my hand and official seal.



My Commission expires: 13 Feb 2020

[Signature]
Signature of Notarial Officer
Title: Notary Public

LEGAL DESCRIPTION EXHIBIT "A"

Record Owners: Stephen C. Petzold & Meliss A.F. Petzold

May 30, 2017

Re: 30.0' Access Easement for Ingress and Egress Across Tracts 12, 13 & 14, Wildcat Run

An access easement being a strip of land thirty (30) feet wide when measured at right angles, situated in the W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 2, Township 55 North, Range 83 West, 6th P.M., Sheridan County, Wyoming; the west line of said strip being more particularly described as follows:

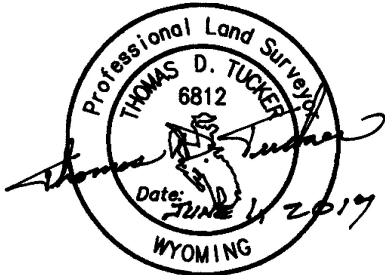
BEGINNING at the south quarter corner of said Section 2, also being the southwest corner of a tract of land described in Book 519 of Deeds, Page 5, Tract 12, Wildcat Run (Monumented with a 1 $\frac{1}{2}$ " Aluminum Cap per PLS 529); thence N00°05'10"W, 594.81 feet along the west line of said W $\frac{1}{2}$ SE $\frac{1}{4}$ and the west line of said strip to a point, said point being the northwest corner of said tract described in Book 519 of Deeds, Page 5, Tract 12, Wildcat Run (Monumented with a 2" Aluminum Cap per PLS 2615); thence, continue N00°05'10"W, 397.11 feet along said west line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ and said west line of said strip to a point, said point being the northwest corner of a tract of land described in Book 519 of Deeds, Page 5, Tract 13, Wildcat Run (Monumented with a 2" Aluminum Cap per PLS 2615); thence, continue N00°05'10"W, 485.00 feet along said west line of the W $\frac{1}{2}$ SE $\frac{1}{4}$ and said west line of said strip to the **POINT OF TERMINUS** of said easement, said being S00°05'10"E, 3758.67 feet from the north quarter corner of said Section 2 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 2608). Lengthening or shortening the side line of said easement to intersect said boundary lines as described.

Said access easement contains 1.02 acres of land, more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Thomas D. Tucker, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of surveyor.

NO. 2017-735112 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
PRESTFELDT SURVEYING 2340 WETLANDS DR
SHERIDAN WY 82801