

GRANT OF ENCROACHMENT EASEMENT

THIS GRANT of ENCROACHMENT EASEMENT is hereby granted this 16th day of March, 2020 by Kenny Joe Custis and Kevin Charles Custis as Attorney in Facts for Charles William Custis, of Sheridan County, Wyoming, hereinafter referred to as GRANTOR, to Heidi Nicole Davidson, of Sheridan County, Wyoming, hereinafter referred to as GRANTEE.

WITNESSETH:

That for valuable considerations received, GRANTOR does hereby grant and convey unto GRANTEE an Encroachment Easement, on and across the following lands:

SEE EXHIBITS A AND B.

GRANTEE shall have the right to encroach upon GRANTOR's lands within the Encroachment Easement with certain components of an existing building located on GRANTEE's property, to wit: the building's eaves and associated appurtenances, including shingles, soffits, fascia, gutters, downspouts and related roofing components. GRANTEE may access the building's eaves and associated appurtenances through GRANTOR's lands for the purposes of maintenance and replacement along reasonable routes, subject to prior permission being afforded by GRANTOR, which permission shall not be unreasonably withheld.

GRANTOR agrees not to construct any obstruction, building, or other structures within said Encroachment Easement that would in any way interfere with the use, maintenance or replacement of building's eaves and associated appurtenances owned by GRANTEE that are located within the Encroachment Easement.

IN WITNESS WHEREOF, GRANTOR has executed this Grant of Encroachment Easement as of the day and year first above written.

GRANTORS
Charles William Custis
by Attorney in Fact Kenny Joe Custis
By: Kenny Joe Custis as Joint Attorney in
Fact for Charles William Custis
Kevin Charles Custis by Attorney in Fact
By: Kevin Charles Custis as Joint Attorney
in Fact for Charles William Custis

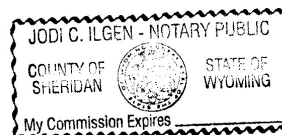
STATE OF WYOMING }
COUNTY OF SHERIDAN } ss:

The foregoing instrument was acknowledged before me this 16th day of March 2020, by Kenny Joe Custis as Joint Attorney in Fact for Charles William Custis.

Witness my hand and official seal:
My commission expires: 12-13-2023

Jodi C. Ilgen
Notary Public

STATE OF WYOMING }
COUNTY OF SHERIDAN } ss:



The foregoing instrument was acknowledged before me this 16th day of March
2020, by Kevin Charles Custis as joint Attorney in Fact for Charles William Custis.

Witness my hand and official seal:

My commission expires: 5-13-22


Notary Public





EXHIBIT A

Easement

A tract of land in Blk. 3, Town of Big Horn Subdivision located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4, T54N, R84W of the 6th PM, Sheridan County, Wyoming

Legal Description

A tract of land in Blk. 3, Town of Big Horn Subdivision located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$, Section 4, T54N, R84W of the 6th PM, Sheridan County, Wyoming, all in accordance with Exhibit B, Map of Survey, attached hereto and made a part hereof, and more particularly described as follows:

Commencing at a "cap PE/LS 4364" at the northeast corner of that certain tract of land described by warranty deed in Bk. 367, Pg. 604 in the office of Sheridan County Clerk;

thence S $00^{\circ} 25' 34''$ E a distance of 115.20 ft. along said east line of said tract to the point of beginning;

thence continuing along said east line, S $00^{\circ} 25' 34''$ E a distance of 5.00 ft. to a "cap PE/LS 4364";

thence S $89^{\circ} 44' 26''$ W a distance of 30.00 ft. along the south line of Lot 7 of said Block 3 extended;

thence N $00^{\circ} 25' 34''$ W a distance of 5.00 ft.;

thence N $89^{\circ} 44' 26''$ E a distance of 30.00 ft. parallel to the south line of Lot 7 extended to the point of beginning.

Said "cap PE/LS 4364" are a 2" diameter Al cap atop #5 rebar stamped PE/LS 4364.

Said tract of land contains 150 sq. ft. more or less.

Basis of bearings is Wyoming State Plane, East Central Zone, NAD 83.

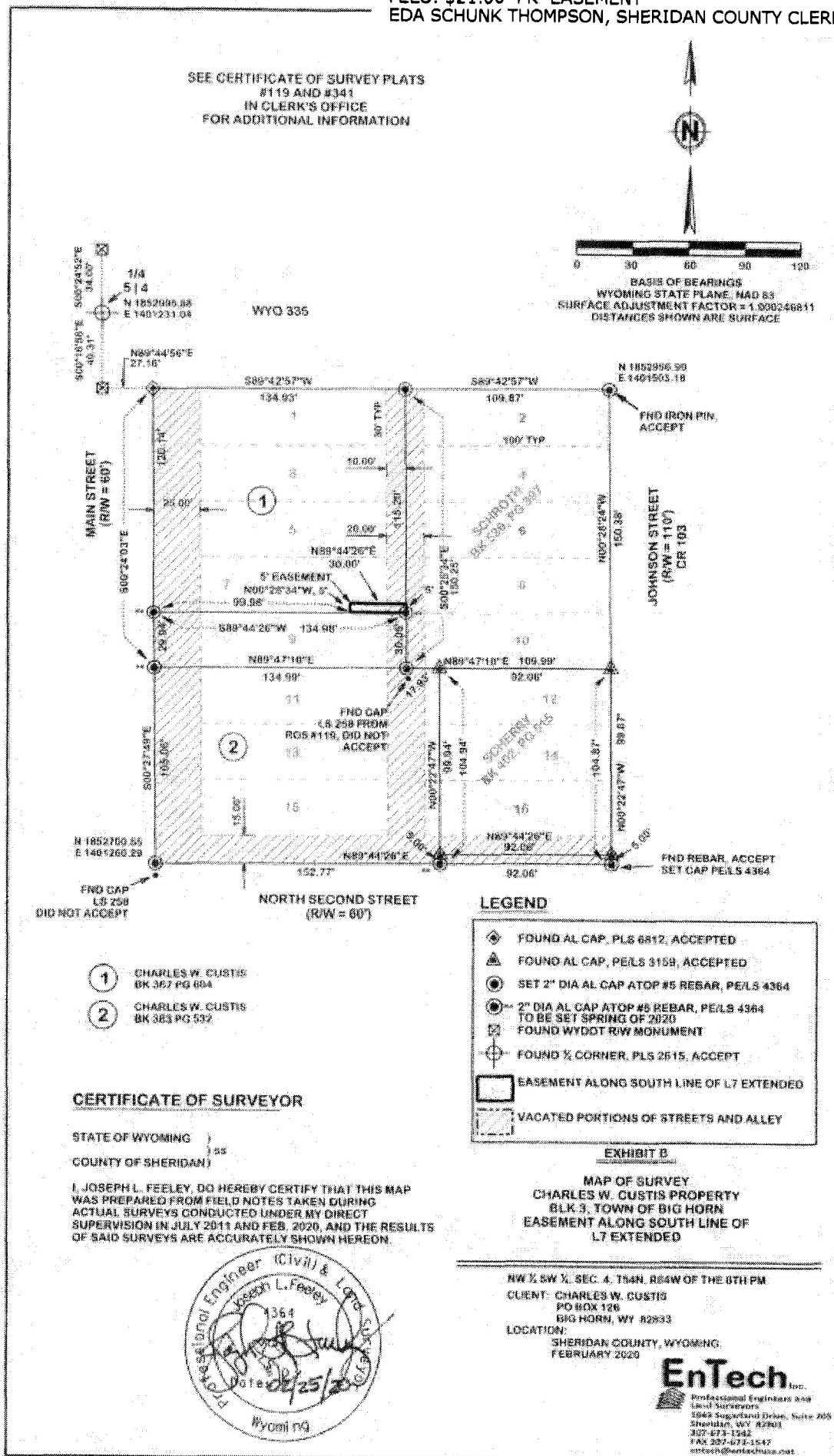
CERTIFICATE OF SURVEYOR

State of Wyoming)
) ss
County of Sheridan)

I, Joseph L. Feeley, do hereby certify that this legal description was prepared from notes taken during actual field surveys performed by me in 2011 and 2020.



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



NO. 2020-756618 EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801