

UTILITY EASEMENT

Royal Wolf Development, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey a utility easement for the purposes of allowing the laying, constructing, operating, inspecting, maintaining, repairing, replacing, substituting, relocating and removing underground utility lines along and under that strip of land in the Southwest corner of Lot 3, Block 2 of Whitney Plaza, a planned unit development in the City of Sheridan, Sheridan Wyoming, more particularly described as follows: Beginning at the Southeast corner of said Lot 3, a strip of land fifteen feet (15') wide and running north parallel to the West boundary line of Lot 3 a length of thirty two feet (32'), with the easement route having a maximum height of ten feet (10') above the surface of the ground and no higher (herein the "Easement Route").

Benefited Property.

This Utility Easement is granted to and for the benefit of Lots 1 and 2, Block 2 of said Whitney Plaza and each portion, parcel and condominium unit thereof, and shall run with the land.

Purpose.

This Utility Easement is granted for the purposes of constructing, operating, inspecting, maintaining, repairing, replacing, substituting, relocating and removing underground utility lines, including but not limited to gas, electric, water, sewer, phone, cable communications and such other utilities typically used in the residential or commercial use of a structure) and such appurtenances above ground which are necessary thereto.

The record owner of Lot 3 shall retain all other rights in and to their property over which this easement is granted for any use not inconsistent with the grant herein, specifically including but not limited to exclusive right to build or use in anyway the airspace above the Easement Route. Grantor shall bear no responsibility or liability to any utility company provider, its successor, guests, invitees or assigns for the care, maintenance or repair of the property burdened hereby. This easement may be amended upon the recording of an amendment executed by the owner of Lot 3 and the owners of Lots 1 and 2.

DATED this 11th day of January, 2010.

ROYAL WOLF DEVELOPMENT, LLC

By: Greg Von Krosigk

STATE OF WYOMING)

) ss.

COUNTY OF SHERIDAN)

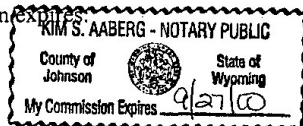
By: Kristi Von Krosigk

The above and foregoing GRANT OF UTILITY EASEMENT was acknowledged to before me by Greg Von Krosigk and Kristi Von Krosigk, as managers of Royal Wolf Development, LLC, on this the ___ day of January, 2010.

WITNESS my hand and official seal.

Notary Public

My Commission Expires



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RECORDED 01/12/2010 AT 02:25 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

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