



2023-783397 1/4/2023 11:24 AM PAGE: 1 OF 5
FEES: \$24.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

ACCESS EASEMENT AGREEMENT

TCPEH, LLC, a Wyoming limited liability company, GRANTOR, 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, does hereby grant an access easement over and across that area of land more specifically described and illustrated on **Exhibit "A"**, attached hereto (the "Easement Route"), in favor of Jason S. Adams and Jacquelyn L. Adams, GRANTEES, as the record owners of that property, as more specifically described on **Exhibit "B"**, attached hereto (the "Dominant Parcel").

Grant of Easement: Grantor grants this non-exclusive access easement to provide the appurtenant right of ingress and egress to and from the Dominant Parcel, for its owner and their guests and invitees. Grantor reserves all other rights thereto.

Maintenance. Grantor and Grantees shall each share in the maintenance and repair of the access route within the Easement Route and shall each pay one-half of the costs thereof.

Neither Grantor nor her 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 3rd day of May, 2022.

GRANTOR:

TCPEH, LLC

By: Thomas J. Pike
Title: MANAGEMENT MEMBER

GRANTEES:

Jason S. Adams

Jacquelyn L. Adams
Jacquelyn L. Adams



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STATE OF Wyo)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 6th day of May, 2022,
by Jason S. Adams and Jacquelyn L. Adams.

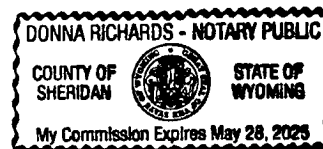
WITNESS my hand and official seal.

Donna Richards

Signature of Notarial Officer

Title: Notary Public

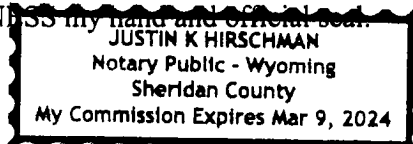
My Commission expires: 5-28-2025



STATE OF Wyoming)
COUNTY OF Sheridan)ss.

This instrument was acknowledged before me on the 3rd day of May, 2022,
by Thomas J Pileh, as Managing Member of TCPEH, LLC, a
Wyoming limited liability company.

WITNESS my hand and official seal.



My Commission expires:

3-9-2024

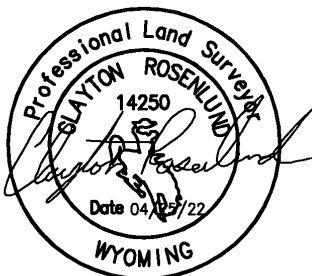
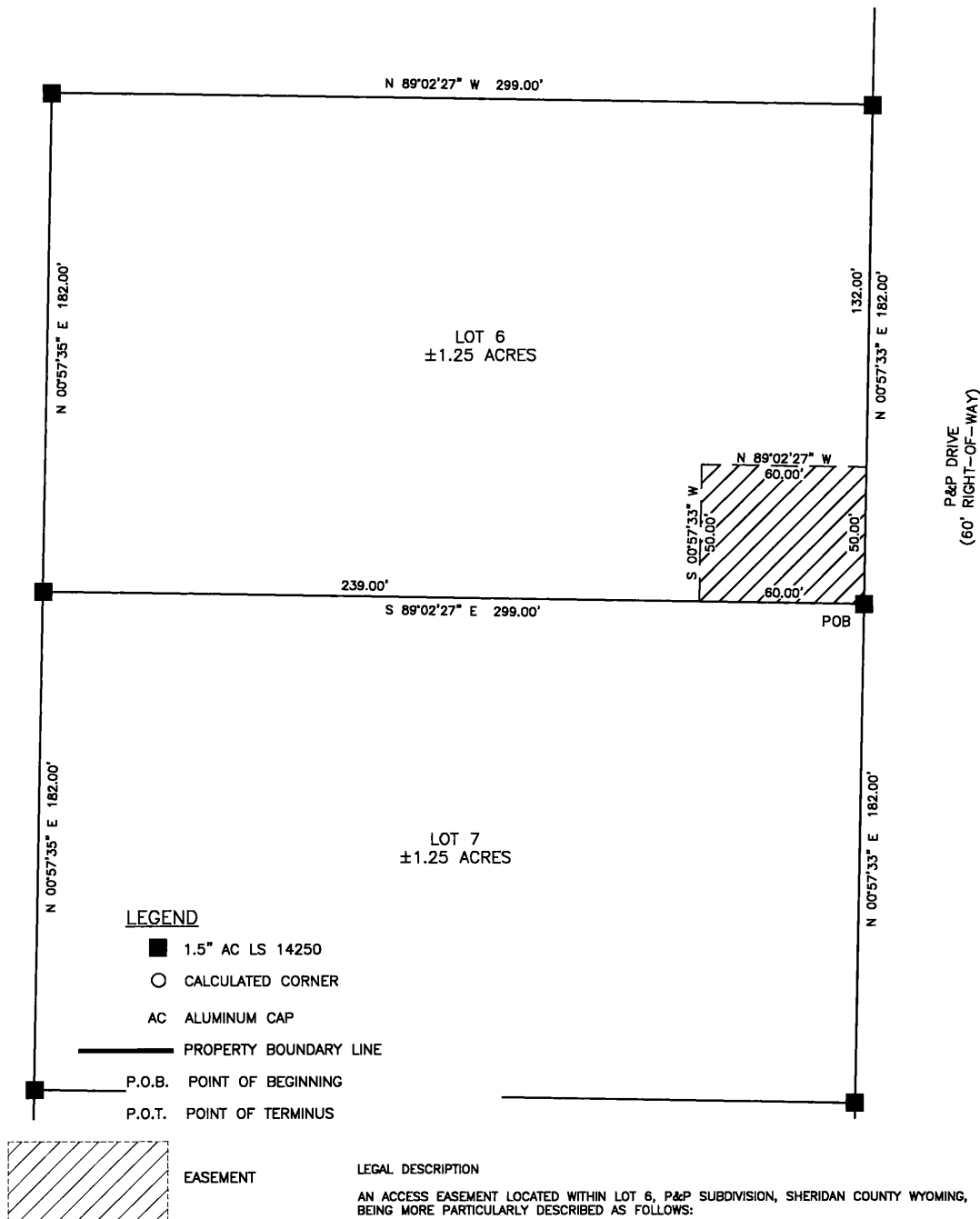
Justin K Hirschman

Signature of Notarial Officer

Title: Notary Public

EXHIBIT A

OF ACCESS EASEMENT WITHIN LOT 6, OF P&P SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF THE
NORTHEAST QUARTER (NW1/4) OF SECTION 16, TOWNSHIP 55 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN,
SHERIDAN COUNTY, WYOMING



LEGAL DESCRIPTION

AN ACCESS EASEMENT LOCATED WITHIN LOT 6, P&P SUBDIVISION, SHERIDAN COUNTY WYOMING,
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE THE SOUTHWEST CORNER OF LOT 6 P&P SUBDIVISION SAID POINT BEING THE
POINT OF BEGINNING SUBJECT EASEMENT; THENCE N 00°57'33\"/>



SCALE: 1"=50'

BASIS OF BEARINGS IS
US STATE PLANE, NAD 83
WYOMING EAST CENTRAL ZONE
PAF:1.000235

FOR: TCPEH LLC,
THOMAS J. PILCH,
MANAGING MEMBER
SHERIDAN WY 82801

DATE: 4/25/22



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EXHIBIT B
LOT 7 WD



WARRANTY DEED

TCPEH, LLC, a Wyoming Limited Liability Company, GRANTORS, for and in consideration of Ten And No/100 (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Jason S. Adams and Jacquelyn L. Adams, husband and wife, as tenants by entirety with rights of survivorship, GRANTEE, whose address is 1440 Wesco Court Sheridan WY. 82801 the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

Lot 7, P & P Subdivision, a subdivision in Sheridan County, Wyoming, as recorded July 19, 2021, in Plat Book P, Page 123.

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS our hands this 15 day of DECEMBER, 2021.

TCPEH, LLC

BY: Thomas J. Pilch
Thomas J. Pilch, Managing Member

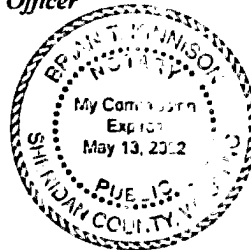
STATE OF WY)
)ss.
COUNTY OF Sheridan)

This instrument was acknowledged before me on the 15th day of December, 2021 by Thomas J. Pilch, Managing Member of TCPEH, LLC.

WITNESS my hand and official seal.

[Signature]
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 57322



NO. 2023-783397 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
TOM PILCH
SHERIDAN WY 82801