

ACCESS EASEMENT

Walter R. Baker and Patricia Ann Baker, husband and wife, (collectively herein as the "Grantor"), as their interests appear of record, 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 Gregory W. Hampson and Judy Lynn, husband and wife (the "Grantees") a non-exclusive access easement (hereinafter "Easement") over and across that route more particularly described as that Twenty Foot (20') wide easement route described on **Exhibit A**, Sheridan County, Wyoming, incorporated herein by reference, and as illustrated as "Easement No. 3" on that Record of Survey recorded as Survey A-728 in the Sheridan County Clerk's office, Sheridan County, Wyoming (herein the "Easement Route").

Grant of Easement For Benefit of Adjacent Lands. Grantor grants this easement over and across said Easement Route to and for the benefit of all of the lands adjacent to the Easement Route owned or controlled by Grantees, as described in that Warranty Deed recorded 4/3/92 in Book 349, Page 232, together with all improvements thereon (herein the "**Benefitted Parcel**"), for the Grantees, their heirs, successors, assigns, guests and invitees.

Intent and Purpose of Easement. Grantor's intent and purpose in granting this Easement is to provide, of record, the non-exclusive, reciprocal and private right of ingress and egress, and the right to repair, replace and maintain utilities, across the Easement Route to and for the Benefitted Parcel.

Neither Grantor nor their successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this Easement. Maintenance and repair obligations for the Easement Route shall be voluntary and not mandatory; however, anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance. Any Grantee is allowed to repair and improve the Easement Route to ensure safe ingress and egress.

IN WITNESS WHEREOF, this instrument is executed and made Effective as of February 28, 2024.

Walter R. Baker
Walter R. Baker

Patricia Ann Baker
Patricia Ann Baker

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Walter R. Baker and Patricia Ann Baker on the 28th day of February, 2024.

WITNESS my hand and official seal.

My commission expires: STATE OF WYOMING
GREG A. VON KROSIGK
NOTARY PUBLIC
COMMISSION ID: 89227
MY COMMISSION EXPIRES: 10/29/2029

[Signature]
Signature of Notarial Officer

RANDALL ENGINEERING SURVEYS

722 Monte Vista
 Sheridan, Wyoming 82801
 Phone 307-672-6003
 Fax 307-672-6003

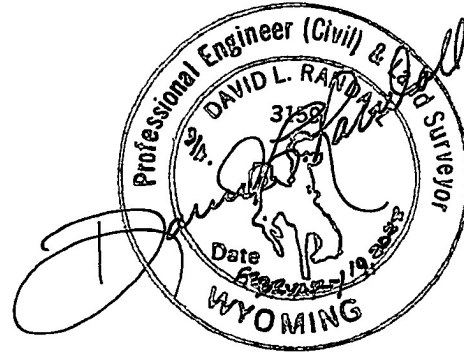


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 FEES: \$15.00 PK EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT 'A'

February 19, 2024

Walter R. and Patricia Ann Baker
 814 Ash Creek Road
 Sheridan, Wyoming 82801



Re: Centerline Description for Road Easement Across the Walter R. Baker and Patricia Ann Baker Property to serve the Gregory W. and Judy Lynn Hampson property in Sheridan County, Wyoming from the East Line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian to a point on the West line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24.

A tract of land situated in the SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming.

This tract of land being 20 feet in width lying 10 feet on each side of a centerline more particularly described as follows:

Beginning at a point on the East line of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 24, said point also being a point of curvature which bears N 54°11'25" E a distance of 1,642.23 feet from the West $\frac{1}{4}$ Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence along a curve to the right, this curve having a Radius of 220.00 feet, a Central Angle of 50°02'30", an Arc Length of 192.15 feet and a Chord Bearing of N 88°03'08" W and Chord Distance of 186.10 feet to a point of tangency; thence N 63°01'53" W a distance of 80.67 feet; thence N 70°33'16" W a distance of 430.13 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 550.00 feet, a Central Angle of 21°06'05", an Arc Length of 202.56 feet and a Chord Bearing of N 81°06'18" W and Chord Distance of 201.42 feet; thence S 88°20'39" W a distance of 101.70 feet; thence S 85°19'55" W a distance of 189.09 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 277.00 feet, a Central Angle of 42°57'30", an Arc Length of 207.68 feet and a Chord Bearing of S 63°51'10" W and Chord Distance of 202.85 feet to the point of terminus for this centerline, said point of terminus bears N 0°09'20" W a distance of 1,070.39 feet from said West $\frac{1}{4}$ Corner of Section 24, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming, said point of terminus lies on the West line of said Section 24, Township 58 North, Range 85 West.

Basis of bearing for this description is the Wyoming Coordinate System, NAD 1983, East Central Zone.

NO. 2024-791035 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY
 SHERIDAN WY 82801