



ACCESS EASEMENT

Walter R. Baker and Patricia Ann Baker, husband and wife, and Gregory W. Hampson and Judy Lynn Hampson, husband and wife (collectively herein as the "Grantors"), 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 Walter R. Baker and Patricia Ann Baker, husband and wife, and Gregory W. Hampson and Judy Lynn Hampson, husband and wife (collectively 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 and Easement No. 4" 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. Grantors grant 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 shown on **Exhibit B**, together with all improvements thereon, for their respective parcels (herein the "**Benefitted Parcels**"), for the Grantees, their heirs, successors in interest, 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 Grantors 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.



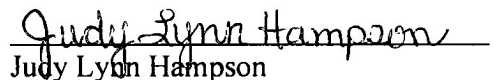
Walter R. Baker



Gregory W. Hampson



Patricia Ann Baker



Judy Lynn Hampson

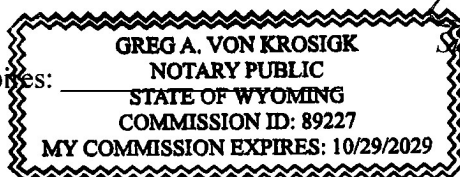
STATE OF WYOMING)
)ss.

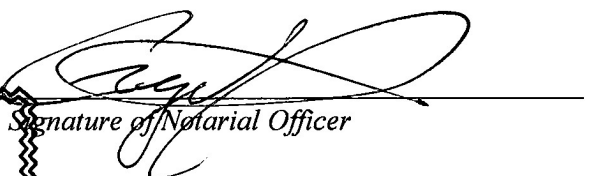
COUNTY OF SHERIDAN)

This instrument was acknowledged before me by Gregory W. Hampson and Judy Lynn Hampson on the 28TH day of February, 2024.

WITNESS my hand and official seal.

My commission expires: _____




Signature of Notary Officer

RANDALL ENGINEERING SURVEYS

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

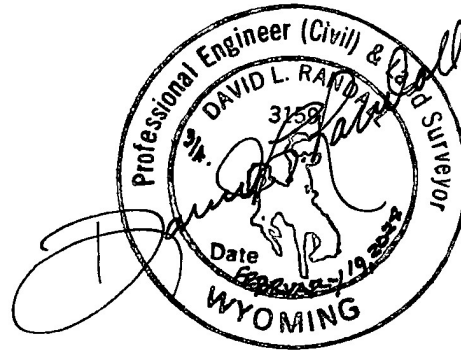


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 FEES: \$24.00 PK EASEMENT
 EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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.

RANDALL ENGINEERING SURVEYS

722 Monte Vista
Sheridan, Wyoming 82801
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2024-791036 3/27/2024 10:23 AM PAGE: 3 OF 5
FEES: \$24.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

February 8, 2024

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

Re: Centerline Description for Road Easement Across Gregory W. and Judy Lynn Hampson Property to Serve The Walter R. and Patricia Ann Baker Property in Sheridan County, Wyoming from the East Line of the SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, Township 58 North, Range 85 West to the West line of the NE $\frac{1}{4}$ SE $\frac{1}{4}$ of said Section 23.

A tract of land situated in the SE $\frac{1}{4}$ NE $\frac{1}{4}$ and NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, 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 Section 23, said point bears N 0°09'20" W a distance of 1,070.39 feet from said East $\frac{1}{4}$ Corner of Section 23, Township 58 North, Range 85 West of the Sixth Principal Meridian, Sheridan County, Wyoming; thence S 42°22'25" W a distance of 105.56 feet; thence S 32°25'23" W a distance of 295.44 feet to a point of curvature; thence along a tangent curve to the right, this curve having a Radius of 153.39 feet, a Central Angle of 32°22'00", an Arc Length of 86.65 feet and a Chord Bearing of S 48°36'23" W and Chord Distance of 85.50 feet to a point of reverse curvature; thence along a tangent curve to the left, this curve having a Radius of 405.57 feet, a Central Angle of 26°21'36", an Arc Length of 186.59 feet and a Chord Bearing of S 51°36'35" W and Chord Distance of 184.95 feet to a point of tangency; thence S 38°25'47" W a distance of 52.07 feet to a point of curvature; thence along a tangent curve to the right, this curve having a Radius of 504.41 feet, a Central Angle of 13°52'03", an Arc Length of 122.08 feet and a Chord Bearing of S 45°21'49" W and Chord Distance of 121.79 feet to a point of tangency; thence S 52°17'50" W a distance of 151.18 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 355.25 feet, a Central Angle of 27°33'57", an Arc Length of 170.92 feet and a Chord Bearing of S 38°30'52" W and Chord Distance of 169.27 feet to a point of tangency; thence S 24°43'53" W a distance of 24.56 feet to a point of curvature; thence along a tangent curve to the right, this curve having a Radius of 279.54 feet, a Central Angle of 26°03'45", an Arc Length of 127.16 feet and a Chord Bearing of S 37°45'45" W and Chord Distance of 126.06 feet to a point of tangency; thence S 50°47'38" W a distance of 70.00 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 156.43 feet, a Central Angle of 49°23'47", an Arc Length of 134.86 feet and a Chord Bearing of S 26°05'44" W and Chord Distance of 130.73 feet to a point of tangency; thence S 1°23'51" W a distance of 146.99 feet to a point of

curvature; thence along a tangent curve to the right, this curve having a Radius of 169.69 feet, a Central Angle of $49^{\circ}55'25''$, an Arc Length of 147.86 feet and a Chord Bearing of $S\ 26^{\circ}21'34''\ W$ and Chord Distance of 143.22 feet to a point of tangency; thence $S\ 51^{\circ}19'16''\ W$ a distance of 78.03 feet to a point of curvature; thence along a tangent curve to the left, this curve having a Radius of 559.71 feet, a Central Angle of $16^{\circ}54'36''$, an Arc Length of 165.19 feet and a Chord Bearing of $S\ 42^{\circ}51'58''\ W$ and Chord Distance of 164.59 feet to a point of tangency; thence $S\ 34^{\circ}24'40''\ W$ a distance of 23.63 feet to a point of curvature; thence along a tangent curve to the right, this curve having a Radius of 302.76 feet, a Central Angle of $24^{\circ}25'38''$, an Arc Length of 129.08 feet and a Chord Bearing of $S\ 46^{\circ}37'29''\ W$ and Chord Distance of 128.10 feet to the point of terminus for this centerline, said point of terminus bears $S\ 65^{\circ}11'31''\ W$ a distance of 1,466.71 feet from said East $\frac{1}{4}$ Corner of Section 23, 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 NE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 23, Township 58 North, Range 85 West.

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

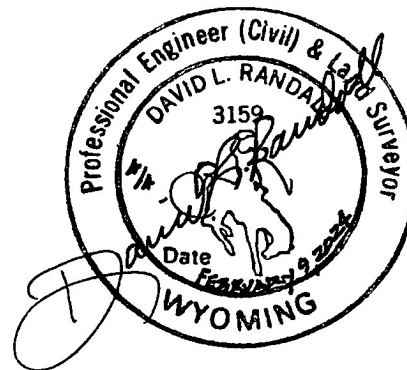


Exhibit B

Bakers' 405+/- acre parcel:

Township 58 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 14: A tract of land being a portion of Lot 1, Section 14 and a portion of the NE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 23, all in Township 58 North, Range 85 West, Sixth Principal Meridian, Sheridan County, Wyoming; more particularly described as follows:

Beginning at Mile post No. 198- $\frac{1}{2}$ on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary S 86° 12' W a distance of 463.22 feet; thence leaving the Wyoming-Montana Boundary, South a distance of 552.27 feet; thence S 0° 03' W a distance of 768.9 feet; thence N 89° 18' 30" E a distance of 330.0 feet; thence S 58° 39' 10" E a distance of 352.8 feet to an existing fence; thence following an existing fence for the following courses and distances; N 35° 43' 20" A distance of 179.25 feet; thence N 45° 58' W a distance of 446.3 feet; thence N 4° 34' 20" W a distance of 187.36 feet; thence N 7° 37' 25" W a distance of 285.77 feet; thence N 24° 45' 40" E a distance of 657.75 feet to a point on the Wyoming-Montana Boundary; thence along the Wyoming-Montana Boundary N 87° 15' W a distance of 175.05 feet to the point of beginning.

AND

Lot 2 and 3, EXCEPTING THEREFROM that certain parcel of land conveyed to Herbert H. Morgan in a Warranty Deed recorded April 30, 1987, in Book 310 of Deeds at Page 414.

Section 23: NE $\frac{1}{4}$ SW $\frac{1}{4}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, E $\frac{1}{2}$ NW $\frac{1}{4}$, W $\frac{1}{2}$ SE $\frac{1}{4}$, SE $\frac{1}{4}$ SE $\frac{1}{4}$

Section 26: NW $\frac{1}{4}$ NE $\frac{1}{4}$

AND

Hampsons' Parcel:

That property described in that Warranty Deed recorded 4/3/92 in Book 349, Page 232, in the Sheridan County Clerk's office.

NO. 2024-791036 EASEMENT

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