



ACCESS EASEMENT

Grantor, Country Partnership, a Limited Partnership, a Wyoming limited partnership, as the owner of certain property situate in Sheridan County, Wyoming, described in that certain Special Warranty Deed recorded October 23, 1987 in Book 314 of Deeds, at Page 436, does hereby grant to **Grantee, Grimshaw Investments, LLC, a Wyoming limited liability company**, a perpetual easement for access across the above-described property (the "servient estate"), which easement is depicted on Exhibit A, attached hereto, and described as:

A tract of land situated in Lot 3, Block 1, Tschirgi Addition to the Town, now City of Sheridan, Wyoming, more particularly described as follows:

Beginning at a point which bears S 42°42'00" E a distance of 178.07 feet from the Northwestern Corner of Lot 2, Block 1, said Tschirgi Addition, the point of beginning lying on the Southerly Right-of-Way line of Coffeen Avenue; thence leaving said Right-of-Way line on a bearing of S 47°35'40" W for a distance of 42.50 feet; thence N 42°42'00" W for a distance of 27.42 feet; thence N 47°01'48" E for a distance of 42.50 feet to a point on the Southerly line of Coffeen Avenue; thence along said Southerly line of Coffeen Avenue on a bearing of S 42°42'00" E for a distance of 27.84 feet to the point of beginning.

Said tract of land contains 1,174 Square Feet.

This easement is intended for the benefit of an adjacent parcel of land, owned by Grantee, and described in that certain Warranty Deed recorded October 4 2018, in Book 576 of Deeds, Page 704, as Instrument No. 2018-745567.

This easement shall be appurtenant to and run with the land and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns in perpetuity.

Grantor reserves, for itself and its successors, the right to use the easement for purposes consistent with Grantee's use of the rights hereby granted.



IN WITNESS WHEREOF, the undersigned have set their hands this 23 day of
December, 2022.

COUNTRY PARTNERSHIP, A LIMITED
PARTNERSHIP, a Wyoming limited partnership

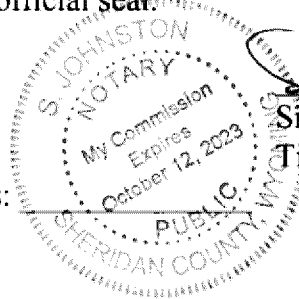
By: Bruce R. Burkhart, General Partner

State of Wyoming)
)ss
County of Sheridan)

The foregoing instrument was acknowledged before me this 23rd day of December, 2022, by Bruce R. Burkhart, as General Partner of Country Partnership, a Limited Partnership, a Wyoming limited partnership.

Witness my hand and official seal

My Commission Expires:


Signature of Notarial Officer
Title: Notary Public

