

RECORDED OCTOBER 1, 1986 BK 305 PG 617 NO. 968433 MARGARET LEWIS, COUNTY CLERK

RIGHT-OF-WAY EASEMENT

THIS AGREEMENT, made and entered into this day by and between CITY OF SHERIDAN, WYOMING, a Municipal Corporation, hereinafter called Grantor and LORRENE MARTINI, also known as Lorene Martini, of Sheridan County, Wyoming, hereinafter called Grantee.

WITNESSETH, THAT:

WHEREAS, the Grantor is the owner of the real property hereinafter described, and the Grantee desires a private right-of-way across said lands to permit the Grantee, her agents, heirs, successors in interest and assigns, to have ingress and egress from U.S. Highway #87 (also known as Coffeen Avenue) to the tract of land hereinafter described.

NOW, THEREFORE, Grantor for and in consideration of the sum of \$1.00 and other good and valuable consideration, a receipt and sufficiency of which is hereby acknowledged, does hereby grant unto the Grantee, and to her heirs, successors and assigns, an easement enabling Grantee and her heirs, successors and assigns to have access by the presently established roadway situate in Sheridan County, Wyoming described as follows:

A tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian better described as follows:

Beginning at a point of the Northerly right-of-way line of U.S. Highway #87, said point being North 28° 46' W. a distance of 1612.25 feet from the Wyoming Highway right-of-way marker, Station 52 + 70.61 left.
Thence N. 47° 43' E., a distance of 45.09'
Thence N. 77° 35' 35" E., a distance of 174.05'
Thence S. 12° 24' 25" E., a distance of 25.0'
Thence S. 77° 35' 35" W., a distance of 38.42' to the point of beginning.


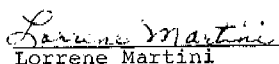
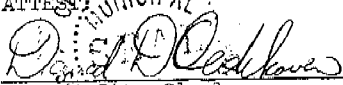
It is agreed that this easement is executed to give Grantee access from U. S. Highway #87 (also known as Coffeen Avenue) to the tract of land situate in the NE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 35, Township 56 North, Range 84 West of the 6th Principal Meridian which is of record in the name of Grantee in the Office of the County Clerk of Sheridan County, Wyoming.

It is understood that the Grantor shall maintain said roadway which is to be used not only by Grantee but by all persons using Washington Park which joins said right-of-way on the North and West.

This easement and the covenants herein contained shall be construed as an easement and covenants running with the land for the private use and benefit of Grantee, her heirs, successors in interest and assigns as long as Grantee's property is used for residential purposes.

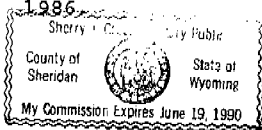
IN WITNESS WHEREOF, the undersigned have executed this easement agreement this 19 day of September, 1986.

CITY OF SHERIDAN, a Municipal Corporation

By:  Mayor
 Lorrene Martini
 ATTEST:  City Clerk
GRANTOR
GRANTEE

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

Subscribed and sworn to before me by MAX DeBOLT, Mayor
of the City of Sheridan on this 26 day of September,
1986.

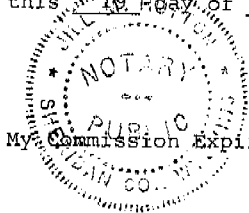


Sherry C. Sherry
Notary Public

My Commission Expires: _____

STATE OF WYOMING)
 : ss
COUNTY OF SHERIDAN)

Subscribed and sworn to before me by LORRENE MARTINI,
this 18 day of September, 1986.



Lill M. Hutton
Notary Public

My Commission Expires: September 20, 1989