



ACCESS AND UTILITY EASEMENT

Bly Dickson, Jr., Douglas O. Lofgren, Nels B. Lofgren, Eric O. Lofgren, Jim Dickson and Gina Dickson Decker (herein "Grantors"), as record owners of certain real property located in Sheridan County, Wyoming, more particularly described as the Easement Route below, and for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, do hereby grant and convey a nonexclusive access and utility easement across that strip of land more specifically described on **Exhibit "A"**, attached hereto and incorporated herein (herein the "Easement Route"), and as further generally shown on that map attached hereto and incorporated herein as **Exhibit "B"**. Grantor further reserves certain rights therein, as set forth hereinafter.

1. Grant of Easement For Benefit of Dominant Parcels. Grantors do grant this nonexclusive easement across said Easement Route to and for the benefit of the Dominant Parcels as shown on Exhibit "B".

2. Intent and Purpose of Easement. Grantors own the Easement Route in its entirety as of this date and it is their intent to grant an access and utility easement for the Dominant Parcel described in Exhibit "B". This Access and Utility Easement is intended to provide the right of ingress and egress and utility access over and across the road commonly known as "Sawmill Road" along that portion described herein as the Easement Route for unfettered nonexclusive access and the installation, maintenance, repair and replacement of utilities to and for the benefit of the land described in Exhibit "B" and each and every portion thereof.

3. Reservation of Rights. Grantors grant and reserve the right to further grant, assign or otherwise convey additional easements and/or the right of utility installation, maintenance and repair in, over, along and across said Easement Route to any person or entity other than those who benefit from this instrument for its purposes and needs.

4. No Liability; Maintenance/Repairs. Grantors shall bear no responsibility or liability to any person or entity using the Easement Route, or the roadway or utilities therein. The Easement Route may be maintained and repaired at the election of the adjacent land owners but may not be fenced or gated as to obstruct ingress or egress. This easement shall run with the land.



2012-694977 3/19/2012 4:29 PM PAGE: 2 OF 9
BOOK: 532 PAGE: 651 FEES: \$32.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK


Bly Dickson, Jr.

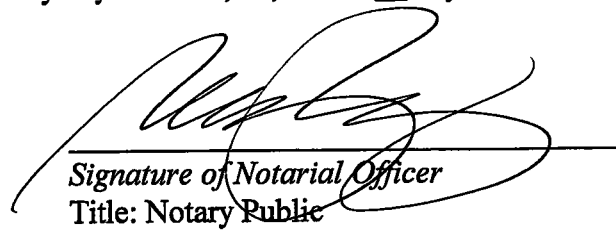
STATE OF WA)
COUNTY OF Pierce) ss.

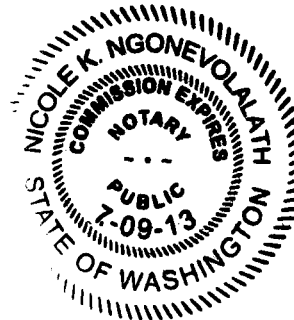
This instrument was acknowledged to before me by Bly Dickson, Jr., on the 23 day of
January, 2011. 2012.

WITNESS my hand and official seal.

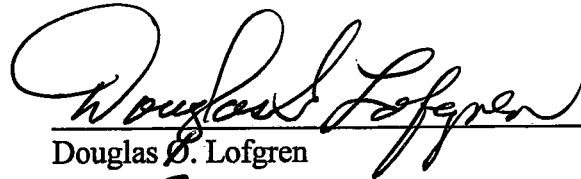
7/9/2013

My commission expires:


Signature of Notarial Officer
Title: Notary Public







Douglas O. Lofgren
G. M.

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

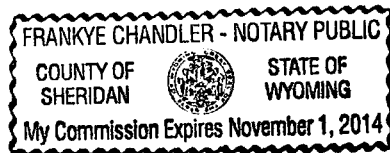
This instrument was acknowledged to before me by Douglas O. Lofgren on the 20th day of
January, 2012.

WITNESS my hand and official seal.



Signature of Notarial Officer
Title: Notary Public

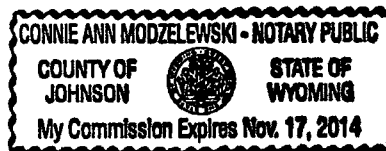
My commission expires: 11-1-2014





2012-694977 3/19/2012 4:29 PM PAGE: 4 OF 9
BOOK: 532 PAGE: 653 FEES: \$32.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

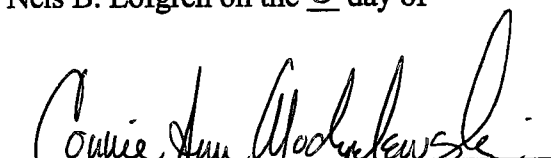

Nels B. Lofgren



STATE OF Wyoming)
COUNTY OF Johnson) ss.

This instrument was acknowledged to before me by Nels B. Lofgren on the 5th day of December, 2011.

WITNESS my hand and official seal.


Signature of Notarial Officer
Title: Notary Public

My commission expires: 11-17-2014



2012-694977 3/19/2012 4:29 PM PAGE: 5 OF 9
BOOK: 532 PAGE: 654 FEES: \$32.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Eric O. Lofgren
Eric O. Lofgren

STATE OF Wyoming
COUNTY OF Sheridan) ss.

This instrument was acknowledged to before me by Eric O. Lofgren on the 23rd day of January, 2011.
12

WITNESS my hand and official seal

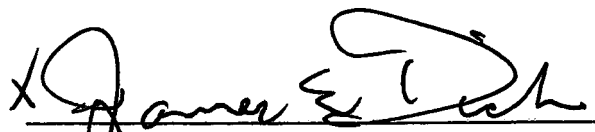


Cara L. Reichert
Signature of Notarial Officer
Title: Notary Public

My commission expires:

March 10, 2013



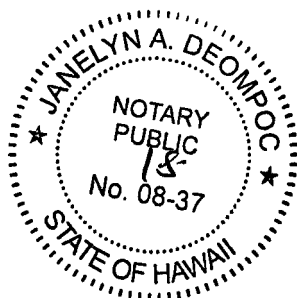

Jim Dickson

STATE OF HAWAII)
COUNTY OF MAUI) ss.

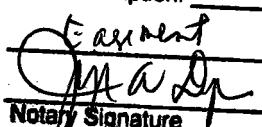
This instrument was acknowledged to before me by Jim Dickson on the 12th day of December, 2011.

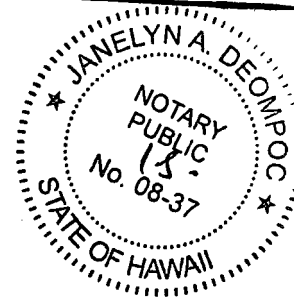
WITNESS my hand and official seal.

My commission expires:




Signature of Notarial Officer
Title: Notary Public
JANELYN A. DEOMPOC
My commission expires: February 3, 2012

Document Date:	<u>12/12/11</u>	# Pages	<u>7</u>
Notary Name:	JANELYN A. DEOMPOC Second Circuit		
Doc. Description:	<u>Access and Utility Easement</u>		
Notary Signature		Date	<u>12/12/11</u>





2012-694977 3/19/2012 4:29 PM PAGE: 7 OF 9
BOOK: 532 PAGE: 656 FEES: \$32.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

Gina Dickson Decker
Gina Dickson Decker

STATE OF SC)
COUNTY OF Greenville) ss.

This instrument was acknowledged to before me by Gina Dickson Decker on the 23rd day of January, 2012.

WITNESS my hand and official seal.

Melinda S. Markewich
Signature of Notarial Officer
Title: Notary Public

My commission expires:

**MY COMMISSION EXPIRES
ON JULY 5, 2016**





2012-694977 3/19/2012 4:29 PM PAGE: 8 OF 9
BOOK: 532 PAGE: 657 FEES: \$32.00 SM EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT

tabbles

A

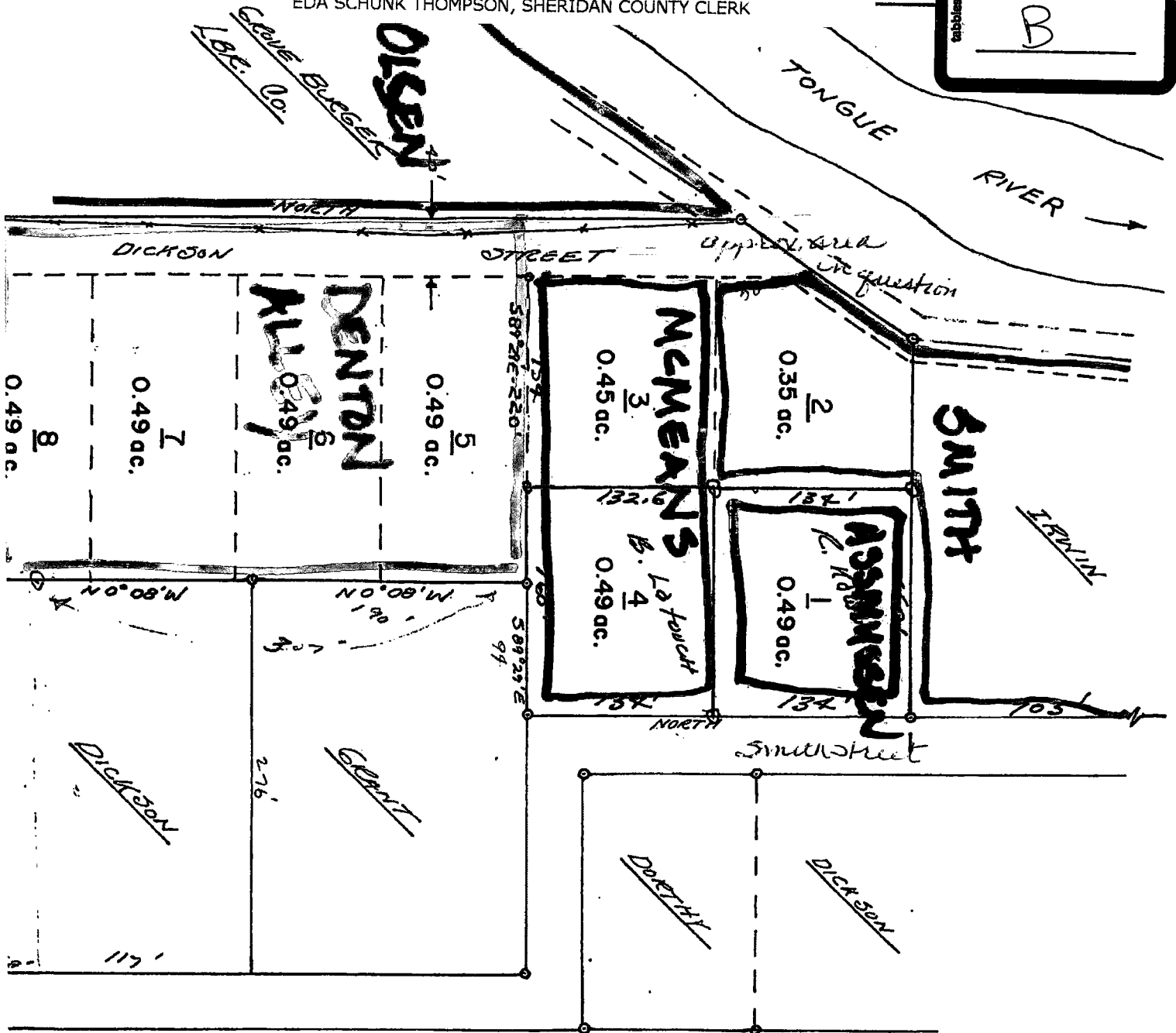
LEGAL DESCRIPTION

A tract of land located in the Southeast quarter of the Northwest quarter (SE $\frac{1}{4}$ NW $\frac{1}{4}$) of Section 32, Township 57 North, Range 86 West of the 6th Principal Meridian, Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at a point on the south line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 32, said point being located WEST, 1045.0 feet from the center of said Section 32; thence along said south line, EAST, 27.0 feet; thence leaving said south line, N00°42'W, 402.0 feet; thence S89°29'E, 40.0 feet; thence NORTH, 131.25 feet; thence S89°29'E, 6.0 feet; thence N00°08'W, 50.0 feet; thence N33°55'E, 101.0 feet; thence N89°29'W, 17.0 feet; thence N4°24'E, 157.3 feet; thence WEST, 20.0 feet, more or less, to the east bank of the Tongue River; thence along the east bank of said Tongue River in a southwesterly direction to a point lying due north of the point of beginning; thence SOUTH, 685.0 feet, more or less, to the point of beginning.

EXHIBIT

B



NO. 2012-694977
 JEFF WILCOX Sec. 32

Tracked and in:
 105. (Jebel Survey)
 Feb, 1962
 for
 Arthur Dickson

of calculations
 are the current
 survey
 and appx.
 are the survey and

NO. 2012-694977 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
 WILCOX AGENCY