

FENCE LINE AGREEMENT

This Agreement made and entered into this 15th day of January, 1985,

WHEREAS, Thomas Taylor Burton and Claudia Ann Thorpe as tenants in common are the record owners of the following described real property situated in Sheridan County, Wyoming, to-wit:

A tract of land situated in the SW $\frac{1}{4}$ of Section 27, T55N R84W, 6th P.M., Sheridan County, Wyoming, said tract described as follows:

Beginning at a point, said point being N41°20'26"E, 1404.32 feet from the southwest corner of said Section 27; thence S89°31'44"E, 181.84 feet to a point; thence Due North 230.69 feet to a point; thence N89°54'03"E, 1537.88 feet to a point on the east line of said SW $\frac{1}{4}$; thence S0°10'48"W, 424.20 feet along said east line to a point; thence N89°27'31"W, 1315.24 feet to a point; thence N89°17'06"W, 129.76 feet to a point; thence N01°43'50"W, 25.11 feet to a point; thence S73°05'29"W, 26.27 feet to a point; thence N87°54'06"W, 32.80 feet to a point; thence N64°21'29"W, 69.12 feet to a point; thence N49°36'28"W, 200.19 feet to the point of beginning.

AND WHEREAS, Wallace Fredrick McPhillamey, a married man is the record owner of the following described real property situated in Sheridan County, Wyoming, to-wit:

The W $\frac{1}{2}$ SE $\frac{1}{4}$ of Section 27, Township 55 N., Range 84 W., of the 6th Principal Meridian, Sheridan County, Wyoming.

Also, all of the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 27, Township 55 N., Range 84 W., of the 6th Principal Meridian, Sheridan County, Wyoming, save and except a tract of land containing about one and one half acres on the East side of the old County Road known as SHERIDAN BINGHAM-MONTANA ROAD and described more fully as follows: Commencing at a point on the East line of said Section 27, about 772 feet North of the Southeast corner of said Section, where the West line of said County Road intersects the said section line; thence north along the Section line to the Northeast corner of said 40 acres; thence West along the north line of said 40 acres about 308 feet to the point where the West line of said County Road intersects the North line of said 40 acres; thence in a southeasterly direction, following the West line of said County Road to the point of beginning.

AND WHEREAS, Duane D. Odegard and Mary K. Odegard, husband and wife, are the purchasers of that land owned by Wallace

Fredrick McPhillamey last set forth above, on an unrecorded Agreement for Deed,

AND WHEREAS those lands both described above share a common boundary,

AND WHEREAS there is located upon the property certain fences

AND WHEREAS Ronald W. Prestfeldt, a Wyoming licensed surveyor, has surveyed the land first above described and has prepared a Certificate of Survey dated November 1984, a copy of which is attached hereto, incorporated by reference and made a part hereof, and said Certificate of Survey shows the fence constructed near the common property line between the portions of the lands above described is actually located upon the lands owned by Thomas Taylor Burton and Claudia Ann Thorpe,

AND WHEREAS, the parties to this Agreement believe that the facts set forth above are true and correct,

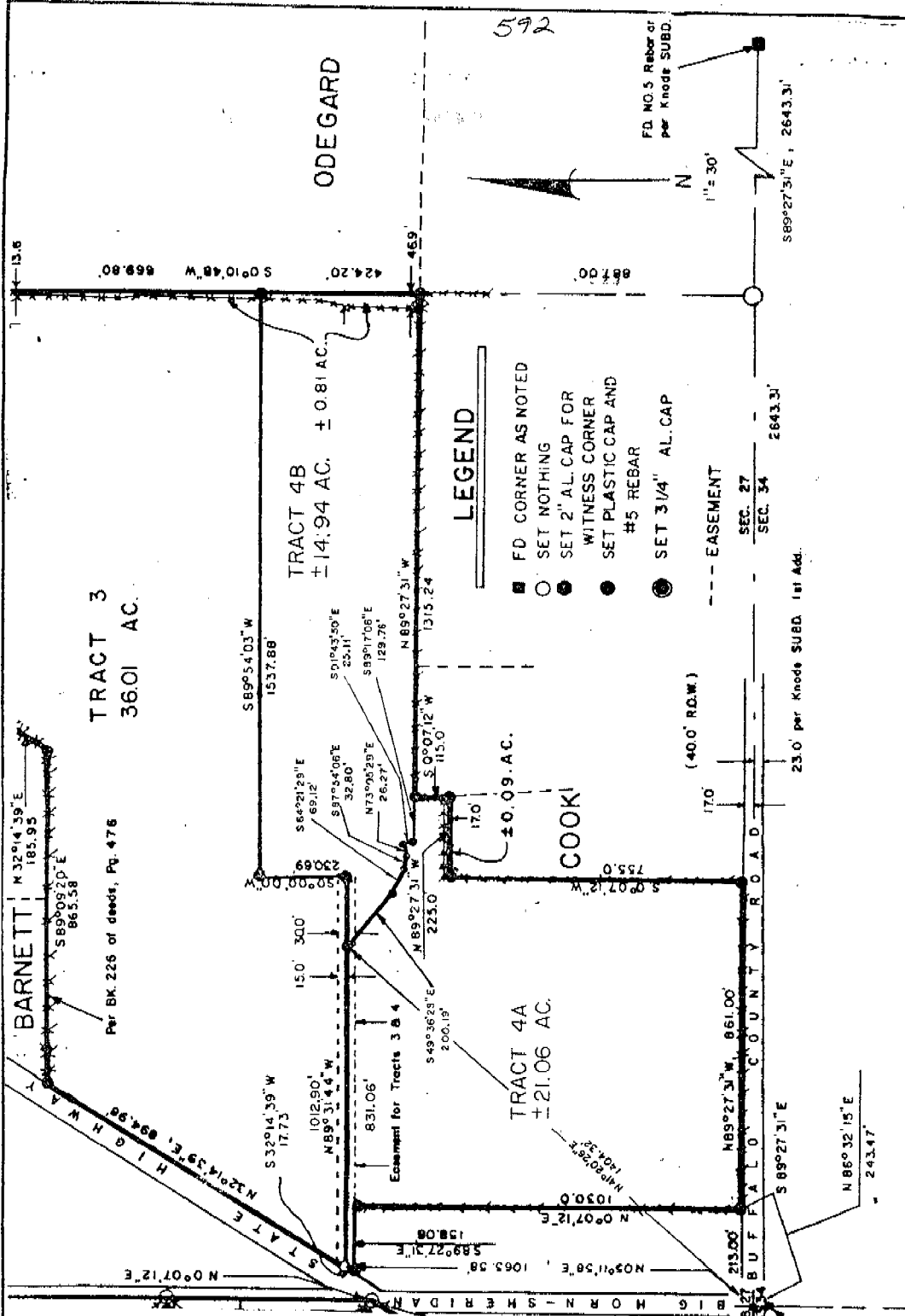
NOW, THEREFORE IT IS HEREBY AGREED BY THE PARTIES HERETO, that the existing fence may remain in its present location.

It is also agreed that no claim of adverse possession shall lie owing to the location of the existing fence and that this Fence Line Agreement constitutes a covenant running with the land so long as the existing fence remains in its present location.

It is also agreed that nothing contained in this Agreement shall prevent the parties hereto from relocating the fence so that it lies along their common boundary line.

It is further agreed that this Agreement shall be binding upon the parties hereto, their heirs, executors, successors and assigns.

In Witness whereof the parties hereto have affixed their signatures hereto.



RONALD W. PRESTFELDT

REGISTRARS IN
WYOMING, MONTANA
IDAHO AND UTAH.

POST OFFICE BOX 3002
SHERIDAN, WY 82801
(307) 674-7065

CERTIFICATE OF SURVEY

CLIENT: TOM BURTON
LOCATION: S.W. 1/4 SECTION 27
T55N R84W COUNTY, WY

SHERIDAN			
DRAWN	CHECKED	DATE	SHEET NO.
D.H.	R.W.P.	NOV 84	1 OF 1

The foregoing instrument was acknowledged before me by
DUANE D. ODEGARD and MARY K. ODEGARD, this 15th day of January,
1985.

STATE OF WYOMING)
County of Sheridan) ss

Witness my hand and official seal.
My Commission Expires: Oct 4, 1988
Notary Public



The foregoing instrument was acknowledged before me by
DOROTHY M. MC PHILLAMEY, this 15th day of January, 1985.

STATE OF WYOMING)
County of Sheridan) ss

Witness my hand and official seal.
My Commission Expires: December 10, 1988
Notary Public



The foregoing instrument was acknowledged before me by
THOMAS TAYLOR BURTON and CLAUDIA ANN THORPE, this 22nd day of
February, 1985.

STATE OF WYOMING)
County of Sheridan) ss

Mary K. Odegard

Duane D. Odegard

Dorothy M. McPhillamey

Claudia Ann Thorpe

Thomas Taylor Burton