

RECORDED APRIL 13, 1972, BK 186 PG 513, NO. 605628, B. B. HUME, COUNTY CLERK

RIGHT-OF-WAY EASEMENT

THIS AGREEMENT, made and entered into this day
by and between MARY M. BOURDON, a single person, hereinafter
called First Party and LAMBERT NIEDRINGHAUS and ELIZABETH S.
NIEDRINGHAUS, husband and wife, hereinafter called Second
Parties;

WITNESSETH, THAT:

WHEREAS, the First Party is the owner of the following
described tract of land situate in the County of Sheridan,
State of Wyoming, to-wit:

Township 54 North, Range 85 West, 6th P.M.

Section 6: Lots 1 and 2, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, Lot 7, SE $\frac{1}{4}$ SW $\frac{1}{4}$

and
WHEREAS, the Second Parties are the owners of the
following described lands situate in the County of Sheridan,
State of Wyoming, to-wit:

Township 54 North, Range 85 West, 6th P.M.

Section 6: Lots 3, 4, 5 and 6, S $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$, SE $\frac{1}{4}$

and

WHEREAS, the Second Parties desire a private
right-of-way across the First Party's lands in order to
enable Second Parties, their agents, employees, assigns
and successors in interest to have a means of ingress and
egress from the presently established roads across the
lands of First Party to lands of Second Parties and the
Parties hereto wish to reduce to writing, their understandings
and agreements.

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I.

NOW, THEREFORE, Said First Party for and in consideration of the sum of Ten Dollars and other good and valuable consideration, including the promises and agreements of Section Parties, hereinafter set forth, has and by these presents, does hereby grant and convey unto the Second Parties, their heirs, assigns and successors in interest, an easement for a private right-of-way for a roadway, said private right-of-way to be 60 feet in width and to be 30 feet on either side of the center line which is described as follows:

Commencing at a point which is South 89°30' West 107 feet from the Northeast Corner of Section 6 in Township 54 North, Range 85 West; thence South 39°45' West 356 feet; thence South 56°30' West 182 feet; thence North 21°45' West 303 feet; thence North 64° West 182 feet; thence South 37° West 1090 feet; thence South 50°15' West 500 feet; thence South 78° West 545 feet; thence South 56°15' West 257 feet to the North-South center line of Section 6, Township 54 North, Range 85 West of the 6th P.M.

II.

Second Parties agree to maintain said roadway at his expense. It is understood that First Party shall have the right to use said roadway, but that in the event First Party or her employees should damage said roadway, that First Party will repair such damage.

III.

IT IS UNDERSTOOD that this roadway is private in character and is not to be deemed a public thoroughfare, and that Second Parties shall use said roadway merely as a means of ingress and egress and shall not permit vehicles or other equipment to remain stationary on said roadway.

IV.

Second Parties shall have the right to grade and build up said roadway and to place gravel thereon all at Second Parties' expense.

V.

Second Parties shall not fence said right-of-way without the written permission of First Party first had and obtained.

VI.

First Party reserves the right to graze and make use of all of the lands embraced in said right-of-way, subject only to the right of Second Parties to use said roadway as a means of ingress and egress to Second Parties' lands.

VII.

This Easement and the covenants herein contained shall inure to the benefit of and be binding upon the heirs, assigns and successors in interest of the parties hereto, and shall be construed as an easement and covenants running with the land for the private use and benefit of Second Parties and their successors in interest and assigns.

IN WITNESS WHEREOF, the Parties hereto cause this Easement Agreement to be executed this 16 day of December, 1971.

Henry M. Bardon
FIRST PARTY

Robert H. Bardon

Elizabeth S. Bardon
SECOND PARTIES

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STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before
me this 10 day of December, 1971, by MARY M. BOURDON,
a single person.

WITNESS my hand and Official Seal.

William E. Keale
Notary Public

My Commission Expires: March 24-1974



STATE OF WYOMING)
) SS
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before

me this 10 day of December, 1971, by LAMBERT NIEDRINGHAUS

and ELIZABETH S. NIEDRINGHAUS, husband and wife.

WITNESS my hand and Official Seal.

William E. Keale
Notary Public



My Commission Expires: March 24-1974