

**SEWER LINE EASEMENT**

In consideration of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, **Northern Wyoming Community College District**, whose address is 1 Whitney Way, Sheridan, Wyoming 82801 ("Grantor"), does hereby grant to **EBJ Properties, LLC, a Wyoming limited liability company**, whose address is P.O. Box 6045, Sheridan, Wyoming 82801 ("Grantee"), a non-exclusive sewer line easement twenty feet (20') in width, as described on **Exhibit "1"** which is attached hereto and incorporated herein by reference.

This access easement is granted subject to the following terms and conditions:

- A. This easement is granted for the purpose of using and maintaining a single sewer line within said easement area and any other underground utilities which Grantee may require at the property described on **Exhibit "2"** which is attached hereto and incorporated herein by reference.
- B. Grantor and Grantee shall have the right to construct, improve, use, maintain, repair, and rebuild the sewer line within the Easement Area. Grantee's rights shall include access across, along, under and upon the sewer line easement area described in Exhibit "1", to enter upon such easement area at any time to engage in such activities as may be necessary or appropriate in connection therewith and to bring and operate such equipment thereon as may be necessary to effectuate the purpose for which this sewer line easement is granted. Should Grantor or Grantee disturb the easement area for maintenance, repair or replacement of the sewer line, the party disturbing the area shall promptly restore and replace any surface improvements, including the restoring the surface area or repaving any drives disturbed by Grantee's work within the easement area.
- C. This easement is non-exclusive. Grantor hereby reserves all rights not granted to Grantee and shall have the right to use said easement area for its own purposes, and to grant other parties the right to use said easement, so long as said uses do not unreasonably interfere with Grantee's right to use said easement.
- D. This easement shall be construed as an easement running with the land and shall inure to the benefit of and be binding upon each of the parties, their heirs, personal representatives, successors and assigns.

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- E. This easement is appurtenant to and shall benefit the land owned by Grantee, which is described on **Exhibit "2"** which is attached hereto and incorporated herein by reference.
- F. This sewer line easement shall terminate in the event its use is discontinued for its stated purposes.

TO HAVE AND TO HOLD said easement and right-of-way forever unto the Grantee, its successor and assigns. Grantor does hereby release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

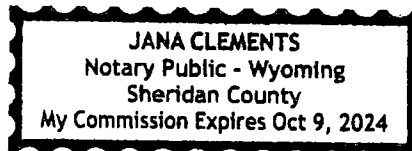
DATED this 18 day of February, 2021.

**NORTHERN WYOMING  
COMMUNITY COLLEGE DISTRICT**

By: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF WYOMING       )  
                                      ) ss.  
County of Sheridan       )



This instrument was acknowledged before me on this 18<sup>th</sup> day of February, 2021, by Craig Achord as VP for Admin. + CFO of Northern Wyoming Community College District.

WITNESS my hand and official seal.

\_\_\_\_\_  
Notarial Officer  
Title and Rank: Notary Public

My commission expires: October 9, 2024.

**EXHIBIT "1"**

Sewer Line Easement description  
NWCCD to EBJ

**20.0' Sewer Line Easement**

A sewer line easement being a strip of land twenty (20.0) feet wide when measured at right angles, situated in the SE1/4SE1/4 of Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on EXHIBIT "B" attached hereto and by this reference made a part hereof; the westerly line of said strip being more particularly described as follows:

Commencing at the southeast corner of said Section 2 (Monumented with a 3<sup>1</sup>/<sub>4</sub>" Aluminum Cap per PE&LS 3159); thence N19°21'53"W, 1283.82 feet to the POINT OF BEGINNING of said easement, said point lying on the north line of a tract of land described in Book 581 of Deeds, Page 565 and the south right-of-way line of Solutions Way; thence S17°43'58"E, 102.88 feet along said westerly line of said strip to a point; thence S00°08'28"W, 301.00 feet along said westerly line of said strip to the POINT OF TERMINUS of said easement, said point being N25°56'26"W, 903.20 feet from said southeast corner of Section 2. Lengthening or shortening the sideline of said easement to intersect said boundary lines.

Said sewer line easement contains 8,078 square feet of land, more or less.

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**EXHIBIT "2"**

EBJ Properties, LLC

Land description Sewer Line Easement

**A +/-1.50 Acre Tract**

A tract of land situated in the SE1/4SE1/4 of Section 2, Township 55 North, Range 84 West, 6th P.M., Sheridan County, Wyoming, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; said tract of land being more particularly described as follows:

Commencing at the southeast corner of said Section 2 (Monumented with a 3<sup>1</sup>/<sub>4</sub>" Aluminum Cap per PE&LS 3159); thence N04°54'20"W, 638.35 feet to the **POINT OF BEGINNING** of said tract, said point lying on the east line of a tract of land described in Book 581 of Deeds, Page 565; thence N89°37'52"W, 376.00 feet to a point; thence N00°29'21"E, 174.00 feet to a point; thence S89°37'52"E, 375.99 feet to a point lying on said east line of said tract described in Book 581 of Deeds, Page 565; thence S00°29'11"W, 174.00 feet along said east line to the **POINT OF BEGINNING** of said tract.

Said tract contains 1.50 acres of land, more or less.

**NO. 2021-766543 EASEMENT**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801

*CSA*