

GRANT of EASEMENT

This easement is entered into effective the 20th day of August, 2021, by **Kevin Sessions and Carla Sessions**, husband and wife ("Grantors"), and **Kevin Sessions and Carla Sessions**, husband and wife ("Grantees") whose address is 689 Meridian Street, Sheridan, Wyoming 82801.

RECITALS

A. Grantors are the owners of Lots 1 and 2 of the Sessions Minor Subdivision, recorded in Plat Book 5, at Page 166 attached hereto as **Exhibit A**, which is a minor subdivision of Lot 4 of the Williams Minor Subdivision recorded in Plat Book W, at Page 39 in the land records of Sheridan County, Wyoming attached hereto as **Exhibit B**:

B. There currently exists an easement across Lot 3 of the Williams Minor Subdivision as shown on the recorded plat attached hereto as Exhibit B, which allows ingress and egress to Lot 4 of the Williams Minor Subdivision from the Brinton County Road (the "Brinton Access");

C. The purpose of this easement is to grant access to Lot 1 of the Sessions Minor Subdivision ("Lot 1") through Lot 2 of the Sessions Minor Subdivision ("Lot 2") as described on Exhibit A, which shall be a continuation of the Brinton Access for the benefit of Lot 1 of the Sessions Minor Subdivision.

GRANT OF EASEMENT

NOW, THEREFORE, for good and valuable consideration it is agreed as follows:

1. Grant of Easement

Grantors do hereby grant and convey a nonexclusive access easement thirty (30) feet in width, for construction, maintenance and use of an access roadway and to construct, install, and maintain utilities, to be used for ingress and egress to and from the Brinton County Road, utilizing the current Brinton Access, across and through Lot 2, to and from Lot 1, as depicted on Exhibit A.

2. Terms of Use.

A. Lot 1 owners shall have the right to improve the roadway within the easement to their specifications, at Lot 1 owners' expense. If Lot 1 owners' activities disturb the surface of Lot 2, then Lot 1 owners, at their sole expense, shall reclaim and



repair Lot 2, which shall include but not be limited to reseeding disturbed land with agricultural grasses or vegetation similar to that in place prior to construction activities.

B. Cattle guards and gates may be installed by the Lot 1 owners where this easement crosses fences. Gates along the easement shall be left as found (open or closed) when the access route is being used by Lot 1 owners, or their agents, employees, invitees, successors and assigns.

C. This easement shall not be fenced without the written permission of Lot 2 owners.

D. Lot 1 and Lot 2 owners shall contribute, in equal shares, to the maintenance of the road constructed pursuant to this easement and the Brinton Access easement.

E. The easement created by this instrument shall not preclude Lot 2 owners use of their land, except to the extent that Lot 2 owners shall not in any way at any time obstruct the easement or otherwise interfere with Lot 1 owners' rights to use the easement for the purposes allowed by this instrument. Specifically, Lot 2 owners shall have the right to use the roadway constructed pursuant to this easement and to allow others to use the roadway.

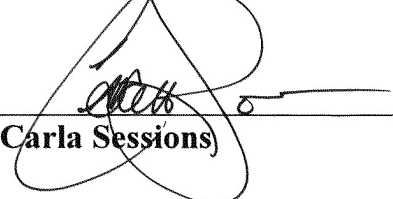
3. **Release.**

This easement is given subject to the express understanding that Lot 1 owners shall not hold Lot 2 owners liable for any liability, loss, damage or claims arising out of the use of the easement by Lot 1 owners, or their invitees, agents, employees, assigns or successors in interest.

4. **Appurtenant to Benefitted Land.**

The easement conveyed by this instrument shall run with Lot 1 and shall be for the benefit and use of the owners of Lot 1 and their heirs, successors and assigns.

DATED effective the 20th of August, 2021.


Kevin Sessions

Carla Sessions

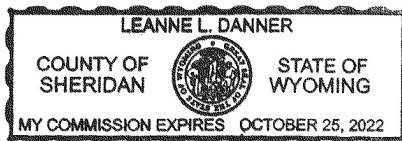


2021-771753 8/20/2021 11:11 AM PAGE: 3 OF 3
BOOK: PAGE: FEES: \$18.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 30th day of June, 2021, by **Kevin Sessions and Carla Sessions, husband and wife**, as Grantors and Grantees.

WITNESS my hand and official seal.



Leanne L. Danner
Notary Public

My commission expires: 10-25-2022

NO. 2021-771753 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WWC ENGINEERING 1849 TERRA AVE
SHERIDAN WY 82801