

***PARTIAL VACATION OF EASEMENT DRIVE-WAY AGREEMENT***

Burns Industries, Inc., a Wyoming Corporation, and Kyle Coover Fraser, as the sole record owners of the property described in those deeds attached hereto as **Exhibit "A"**, which are the benefitted and burdened properties affected by and subject to that ***Easement Drive-Way Agreement*** recorded on July 20, 1961 in Book 131 at Page 96 (herein the "Easement");

The undersigned intend to vacate only Sections II and III from the Easement, and only those sections of the Easement are to be vacated herein, with the remainder of the Easement re-affirmed by the undersigned;

The undersigned are the only affected lot owners and intended to vacate the Easement and there are no other lots, tracts or parcels that utilize or need the Easement, whether by easement for right of way or otherwise, which would be adversely affected by the vacation of said Easement. The Easement does not contain existing public utilities constructed therein;

**THEREFORE**, the undersigned, being the sole record owners and proprietors, in compliance with Wyoming Statute Sections 34-12-106 through 111, do hereby vacate and declare vacated only those terms set forth in Sections II and III of the Easement.

The undersigned, by these presents, do make the above vacation for it and for its successors and assigns, and for all future owners thereof.

This vacation of the above-described Easement is made with the free consent and in accordance with the desires of the undersigned owner and proprietor of the lands set forth above.

Dated this 23 day of November, 2022.

Burns Industries, Inc.

By: *Red Bruce Burns*  
Title: *President*

*Kyle Coover Fraser*  
Kyle Coover Fraser



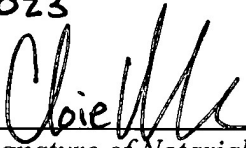
2023-783715 1/26/2023 3:06 PM PAGE: 2 OF 4  
FEES: \$21.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

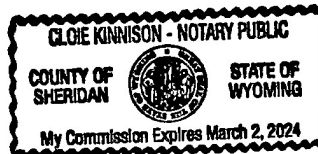
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by D. Bruce Burns, as  
President of Burns Industries, Inc., a Wyoming Corporation on the  
day of November, 2022 January 25, 2023

WITNESS my hand and official seal.

My Commission expires: 3/2/24

  
Signature of Notarial Officer  
Title: Notary Public

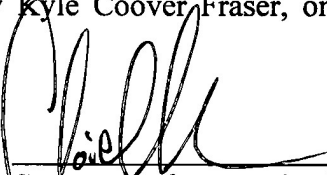


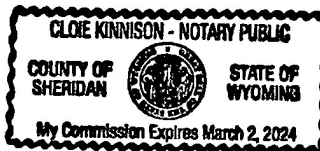
STATE OF WYOMING )  
 )ss.  
COUNTY OF SHERIDAN )

This instrument was acknowledged before me by Kyle Coover Fraser, on the 23 day of  
November, 2022.

WITNESS my hand and official seal.

My Commission expires: 3/2/24

  
Signature of Notarial Officer  
Title: Notary Public



## EXHIBIT "A"



2023-783715 1/26/2023 3:06 PM PAGE: 3 OF 4  
FEES: \$21.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

### WARRANTY DEED

Cheryle Elaine Guth aka Cheryle Elaine Cloyd Guth, Trustee of the Barbara E. Cloyd Hurst Revocable Trust, dated April 19, 1995, GRANTORS, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, convey and warrant to Kyle Coover Fraser, a single person, GRANTEE, whose address is 34 N. Thurmond St. Sheridan, WY the following described real estate, situate in Sheridan County, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Wyoming, more particularly described as follows:

The South 57 feet of the North 142 feet of the East 83 feet of Lot 1, Block 7, Alger Addition to the Town, now City of Sheridan, Sheridan County, Wyoming;

TOGETHER WITH all improvements, hereditaments and appurtenances thereunto belonging to or appertaining thereto;

SUBJECT TO all exceptions, reservations, rights-of-way, easements, covenants restrictions, and rights of record and subject of any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

WITNESS my/our hand(s) this 13<sup>th</sup> day of August, 2020.

Cheryle Elaine Guth, Trustee  
Cheryle Elaine Guth, as Trustee

STATE OF California  
COUNTY OF San Diego )ss.

This instrument was acknowledged before me on the 13 day of August, 2020, by Cheryle Elaine Guth, Trustee of the Barbara E. Cloyd Hurst Revocable Trust, dated April 19, 1995.

WITNESS my hand and official seal.

Carla Charfauros  
Signature of Notarial Officer  
Title: Notary Public

My Commission expires:



**NO. 2020-761022 WARRANTY DEED**

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801

**WARRANTY DEED**

RICHARD S. HOSFORD, JR. and MISTY L. HOSFORD, husband and wife, grantors, of Sheridan County, State of Wyoming, for and in consideration of One Dollar (\$1.00), and other good and valuable consideration, in hand paid, receipt whereof is hereby acknowledged, CONVEY and WARRANT TO BURNS INDUSTRIES, INC., a Wyoming Corporation, grantee, whose address is \_\_\_\_\_, the following described real estate situate in Sheridan County and State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

The South 122 feet of the East 83 feet of Lot 1, Block 7, of Alger Addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.

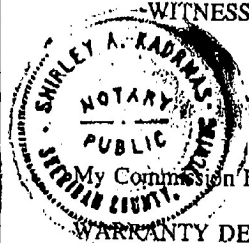
WITNESS our hands this 15 day of July, 2000.

Richard S. Hosford Jr.  
RICHARD S. HOSFORD, JR.  
Misty L. Hosford  
MISTY L. HOSFORD

STATE OF WYOMING )  
                                  : SS  
COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me by RICHARD S. HOSFORD, JR. and MISTY L. HOSFORD, this 15 day of July, 2000.

WITNESS my hand and official seal.



Shirley A. Kadman  
NOTARY PUBLIC



2023-783715 1/26/2023 3:06 PM PAGE: 4 OF 4  
FEES: \$21.00 PK RELEASE EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

**NO. 2023-783715 RELEASE EASEMENT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WILCOX AGENCY  
SHERIDAN WY 82801