

RECORDED DECEMBER 12, 1984 BK 290 PG 153 NO. 917965 MARGARET LEWIS, COUNTY CLERK

EASEMENT

THIS AGREEMENT, made this day by and between RUDY J. ANSELM, a single person; JOHN M. ANSELM, a single person; and ROBERT J. ANSELM and KATHERINE ANSELM, husband and wife, hereinafter referred to as First Parties; and DORIS STEWART-CARLSON, hereinafter referred to as Second Party;

WITNESSETH, THAT:

(1)

First Parties have purchased from Second Party, a 157.76 acre tract of land described in Exhibit "A" attached hereto.

(2)

Second Party owns a 7.34 acre tract of land, also described in said Exhibit "A" at the bottom of Exhibit "A" as that parcel of land being excepted from the 165.10 acre tract of land.

(3)

First Parties, as part of the consideration for the sale to them of the 157.76 acre tract of land, agreed to give a roadway easement to Second Party for ingress and egress from Second Party's 7.34 acre tract of land to U.S. Highway No. 87.

NOW, THEREFORE, as part of the consideration of Second Party selling to First Parties, the 157.76 acre tract of land, First Parties, subject to the reservations and rights of First Parties contained herein, do hereby grant, sell, convey, transfer and deliver unto Second Party, a permanent easement and right-of-way to be used by Second Party, her successors, transferees and assigns as a means of ingress and egress leading from U.S. Highway No. 87 to Second Party's 7.34 acre tract of land described in Exhibit "A" and said easement and right-of-way hereby granted is described as follows:

A tract of land located in Sections 15 and 14, Township 55 North, Range 84 West, of the 6th P.M., more particularly described as follows:

A tract of land lying 15 feet either side of a line described as follows:

Commencing at the Southeast corner of Section 15; thence N. 62°58'24" W., 1671.21 ft. to the true point of beginning; thence S. 89°38'17" E., 1488.74 ft.; thence N. 72°13'35" E., 722.12 ft.; thence S. 70°42'31" E., 464.04 ft.; said point lying on the Westerly right-of-way line of Highway 87.

Said tract containing 1.84 acres.

TO HAVE AND TO HOLD the said easement and right-of-way unto the Second Party and unto her successors, transferees and assigns forever; this easement shall run with the land.

First Parties are selling to Second Party, a 30.00 acre tract of land described herein as Exhibit "B" under an Agreement for Warranty Deed. First Parties expressly reserve the right, at First Parties' expense, to relocate said easement and right-of-way on the land owned by First Parties. Second Party may change the right-of-way on the 30.00 acre tract of land, at her expense, and in such case, shall furnish First Parties with a legal description of the new right-of-way location.

The First Parties shall fully use and enjoy the afore-said premises, except as to the rights herein granted, and Second Party hereby agrees to hold and save the First Parties harmless from any and all damages arising from her use of the said easement and right-of-way herein granted, and agrees to pay any damage or damages which may arise to First Parties' property, through Second Party's use, occupation and possession of the rights herein granted.

Second Party shall contribute ratably with First Parties to the cost of any materials and labor used in the repair and maintenance of the right-of-way herein granted.

Second Party shall use the rights granted above with due regard to rights of others and their use thereof, and shall

not use the easement and right-of-way in any way that will impair the rights of others to use it, and shall not obstruct passage thereon. Also, First Parties shall use said easement and right-of-way in like manner.

This easement and right-of-way, and rights reserved herein shall be for the benefit and use of the First Parties, Second Party and their heirs, legal representatives, successors and assigns.

WITNESS our hands this 5 day of October, 1984.

Rudy J. Anselmi
Rudy J. Anselmi
John M. Anselmi
John M. Anselmi

Robert J. Anselmi and Katherine
Anselmi, husband and wife

By Rudy J. Anselmi
Their Attorney-in-Fact
(Rudy J. Anselmi)

FIRST PARTY

Doris Stewart-Carlson
Doris Stewart-Carlson

SECOND PARTY

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
this 5 day of October, 1984 by RUDY J. ANSELM, individually
and as Attorney-in-Fact for Robert J. Anselmi and Katherine
Anselmi, husband and wife, and by JOHN M. ANSELM.

WITNESS my hand and official seal.



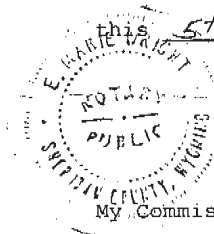
Austin T. Redle
Notary Public

My Commission expires: Dec 1, 1987

STATE OF WYOMING)
: ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me
this 5th day of October, 1984 by DORIS STEWART-CARLSON.

WITNESS my hand and official seal.



E. Marie Wright
Notary Public

My Commission expires: 6-18-88

EXHIBIT "A"

FIRST PARTIES: RUDY J. ANSELM, JOHN M. ANSELM and ROBERT J. ANSELM and KATHERINE ANSELM.
SECOND PARTY : DORIS STEWART-CARLSON.

A parcel of land located in the SW1/4 of Section 14 and SE1/4 of Section 15, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which is the southwest corner of the SE1/4 of Section 15, Township 55 North, Range 84 West, said point also being the south 1/4 corner of said Section 15 and is the true point of beginning;

Thence, N01°20'34" E, a distance of 2562.30 feet;
Thence, N89°49'24" E, a distance of 2215.00 feet;
Thence, S04°14'01" E, a distance of 464.45 feet;
Thence, S84°56'33" W, a distance of 115.74 feet;
Thence, S04°14'01" E, a distance of 1065.27 feet;
Thence, N84°53'08" E, a distance of 293.36 feet;
Thence, S39°30'55" E, a distance of 149.37 feet;
Thence, N71°47'33" E, a distance of 487.41 feet;
Thence, S54°57'03" E, a distance of 101.05 feet;
Thence, S70°36'45" E, a distance of 132.98 feet;
Thence, S89°28'36" E, a distance of 306.06 feet;
Thence, S81°11'13" E, a distance of 83.04 feet;
Thence, S69°55'59" E, a distance of 101.89 feet;

Thence, S71°47'41" E, a distance of 85.06 feet to a point on the Easterly R.O.W. of State Highway No. 87; thence along a circular curve to the right along said R.O.W. line, the aforementioned curve having a radius of 2904.72 feet, a central angle of 11°15'50", an arc length of 571.04 feet and a chord with a bearing of S23°50'13" W and a distance of 570.13 feet to the beginning of a spiral curve to the right; thence along said spiral curve with a chord of S32°14'45" W, 281.95 feet; thence S32°18'06" W a distance of 196.08 feet along the easterly R.O.W. of State Highway No. 87 to its intersection with the North line of Section 23;

Thence, N89°29'53" W, a distance of 766.06 feet to the southeast section corner of Section 15, Township 55 North, Range 84 West;

Thence, N89°38'17" W, a distance of 2643.48 feet to the point of beginning.

Said parcel contains 165.10 acres more or less.

Excepting therefrom the following described parcel of land located in the SE1/4 of Section 15, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

Beginning at a point which is N73°25'00" W, and 1555.40 feet from the southeast section corner of Section 15, said point being the true point of beginning for the excepted parcel;

Thence, N89°38'17" W a distance of 565.50 feet;
Thence, N00°21'43" E a distance of 565.50 feet;
Thence, S89°38'17" E a distance of 565.50 feet;
Thence, S00°21'43" W a distance of 565.50 feet to the true point of beginning for the excepted parcel.

Said excepted parcel contains 7.34 acres more or less.

LEGAL DESCRIPTION (30 Acre Parcel)

A parcel of land located in Section 15, T 55 N, R 84 W, of the 6th P.M., Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point which is N 89°38'17" W a distance of 1310.52 feet from the southeast section corner of Section 15, said point lies on the south section line of Section 15 and is the true point of beginning;

Thence, following the south section line of Section 15, N 89°38'17" W a distance of 1332.96 feet to the 1/4 corner which is common to Sections 15 and 22;

Thence, following along the N-S 1/4 section line of Section 15, N 1°20'34" E a distance of 1230.18 feet;

Thence, S 89°38'17" E a distance of 1311.91 feet;

Thence, S 0°21'43" W a distance of 1230.00 feet to the true point of beginning.

Said parcel contains 37.34 acres more or less.

EXCEPTING the following described parcel:

Beginning at a point which is N 73°25'00" W, and 1555.40 feet from the southeast section corner of Section 15, said point being the true point of beginning for the excepted parcel;
Thence, N 89°38'17" W a distance of 565.50 feet;
Thence, N 0°21'43" E a distance of 565.50 feet;
Thence, S 89°38'17" E a distance of 565.50 feet;
Thence, S 0°21'43" W a distance of 565.50 feet to the true point of beginning for the excepted parcel.

Said excepted parcel contains 7.34 acres more or less.

[Handwritten signature]