

## **UTILITY EASEMENT**

**Grantor, Let 'Er Buck Car Wash, L.L.C., a Wyoming limited liability company,**

as the owner of certain property situate in Sheridan County, Wyoming, described as:

**Lot 15, Brundage Place Addition, Sheridan County, Wyoming;**

**EXCEPTING THEREFROM that portion of Lot 15 of Brundage Place conveyed to the Transportation Commission of Wyoming, recorded January 27, 1993, in Book 356 of Deeds, Page 106;**

**AND, ALSO EXCEPTING THEREFROM that portion of Tract No. 15 of Brundage Place conveyed to the City of Sheridan, Wyoming, recorded March 12, 1998, in Book 391 of Deeds, Page 324.**

does hereby grant to Grantee a perpetual easement for utilities across the above-described property (the "servient estate"), which easement is depicted on Exhibit A, attached hereto, and described as:

**A utility easement being the West 10 feet of that parcel described in instrument No. 2021-767984 recorded with the Sheridan County Clerk, Sheridan County, Wyoming.**

This easement is intended for the benefit of an adjacent lot, described as follows:

**A tract of land, being a portion of Lot 16, Brundage Place Addition, more particularly described as follows:**

**Beginning at the Northeast corner of Lot 16, Brundage Place Addition; thence South along the East line of said Lot 16 a distance of 162.3 feet; thence S88°18' W. a distance of 140.56 feet to a point on the West line of said Lot 16; thence North along West line of said Lot 16 a distance of 166.45 feet to the Northwest corner of said Lot 16; thence East along the North line of said Lot 16, a distance of 140.5 feet to the point of beginning. EXCEPTING THEREFROM that certain parcel of land as conveyed to The Transportation Commission of Wyoming as contained in Warranty Deed recorded October 19, 1992, Book 354, Page 102. ("the dominant estate")**

which estate is owned by **NAS Holding, LLC, a Wyoming limited liability company, as Grantee** under this instrument.

This easement shall be appurtenant to and run with the land and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors or assigns in perpetuity.

This easement shall include the right to install, maintain, improve, and repair utilities within said easement, as well as access over the servient lands for such purposes. Grantor reserves, for itself and its successors, the right to use the easement for purposes consistent

with Grantee's use of the rights hereby granted.

IN WITNESS WHEREOF, the undersigned have set their hands this 24<sup>th</sup> day of May, 2022.

LET 'ER BUCK CAR WASH, L.L.C., a Wyoming limited liability company

Mark E. Law  
By: Mark E. Law, Member

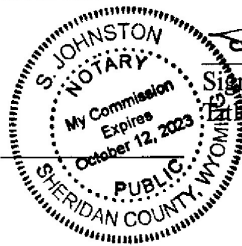
David T. Wills  
By: David T. Wills, Member

State of Wyoming )  
                                  )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2022, by Mark E. Law and David T. Wills, as Members of Let 'Er Buck Car Wash, L.L.C., a Wyoming limited liability company.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

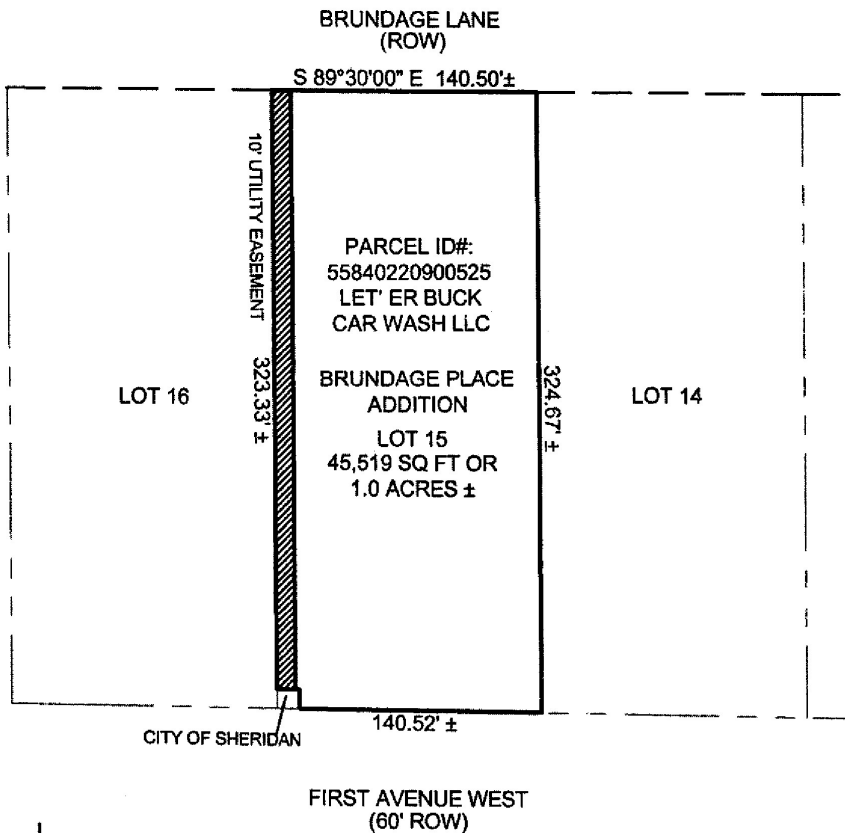


S. Johnston  
Signature of Notarial Officer  
Title: Notary Public

## EASEMENT EXHIBIT

BEING PART OF THE NORTH HALF OF SECTION 2, T 55 N, R 84 W,  
6TH PRINCIPAL MERIDIAN,  
SHERIDAN COUNTY, WYOMING

1. NO FIELD WORK WAS PERFORMED IN PREPARATION OF THIS EXHIBIT.
2. NO TITLE SEARCH WAS PERFORMED IN PREPARATION OF THIS EXHIBIT.



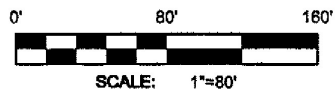
### NO. 2022-778790 EASEMENT

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

### LEGAL DESCRIPTION

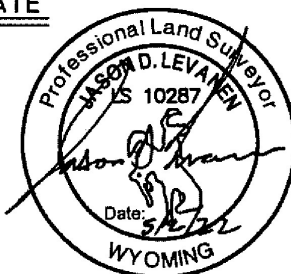
THE WEST 10 FEET OF THAT PARCEL DESCRIBED UNDER  
RECEPTION #2021-767984 OF THE SHERIDAN COUNTY RECORDS.  
SAID EASEMENT CONTAINS 3,134SQ FT  
SUBJECT TO ANY EASEMENTS, EXCEPTIONS, RESERVATIONS,  
RESTRICTIONS OR CONDITIONS CONTAINED IN PRIOR  
CONVEYANCES OF RECORD.

THE PURPOSE OF THIS EXHIBIT IS TO CREATE  
A 10 FOOT UTILITY EASEMENT.



### SURVEYOR'S CERTIFICATE

I, Jason D. Levanen, a duly  
registered Land Surveyor in  
the State of Wyoming, do  
hereby certify that this plat  
truly and correctly  
represents the results of a  
survey made by me or  
under my direct supervision.



Prepared for:  
DAVE WILLS  
624 E BRUNDAGE LANE  
SHERIDAN, WYOMING

Prepared by:

»»» Arrow

Survey Group, Inc.

Sheridan, WY 82801 (307) 751-7543

Drawn by: BM

DP:

Date: 04/28/2022

Rev:

Sheet 1 of 1