

**REVISED AND AMENDED UTILITY EASEMENT**

Whereas, Grantor, Let 'Er Buck Car Wash, L.L.C., a Wyoming limited liability company, granted an easement to Grantee, NAS Holding, LLC, a Wyoming limited liability company, which easement was recorded in the records of the Sheridan County Clerk, Sheridan County, Wyoming, on May 24, 2022 as Instrument No. 2022-778790; and,

Whereas, Grantor is the owner of real 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;**

And, Whereas, the 10-foot easement granted was 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.**

And, whereas, the need of Grantee for the easement was subsequently determined to be for a 15-foot easement;

Now, therefore, Grantor does agree and hereby does grant to Grantee a revised and amended perpetual easement for utilities as depicted on Exhibit A, attached hereto, and described as:

**A utility easement being the West 15 feet of that parcel described in instrument No. 2021-767984 recorded with the Sheridan County Clerk, Sheridan County, Wyoming.**

This easement revises, restates, and replaces the grant in Instrument No. 2022-778790 and 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 \_\_\_\_ day of \_\_\_\_\_, 2022.

GRANTOR:

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 28th day of June, 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.

Eda Schunk Thompson  
Signature of Notarial Officer  
Title: Notary Public

My Commission Expires:



GRANTEE:

NAS Holding, LLC, a Wyoming limited liability company

Nicholas A. Sweeny  
By: Nicholas A. Sweeny, Member

Andrew S. Sims  
By: Andrew S. Sims, Member

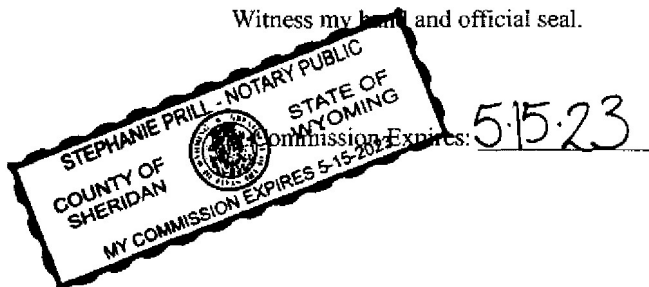
Stephen A. Leonard  
By: Stephen A. Leonard, Member

State of Wyoming )  
                              )ss  
County of Sheridan )

The foregoing instrument was acknowledged before me this 29 day of June, 2022, by Nicholas A. Sweeny, Andrew S. Sims, and Stephen A. Leonard, as Members of NAS Holding, LLC, a Wyoming limited liability company.

Witness my hand and official seal.

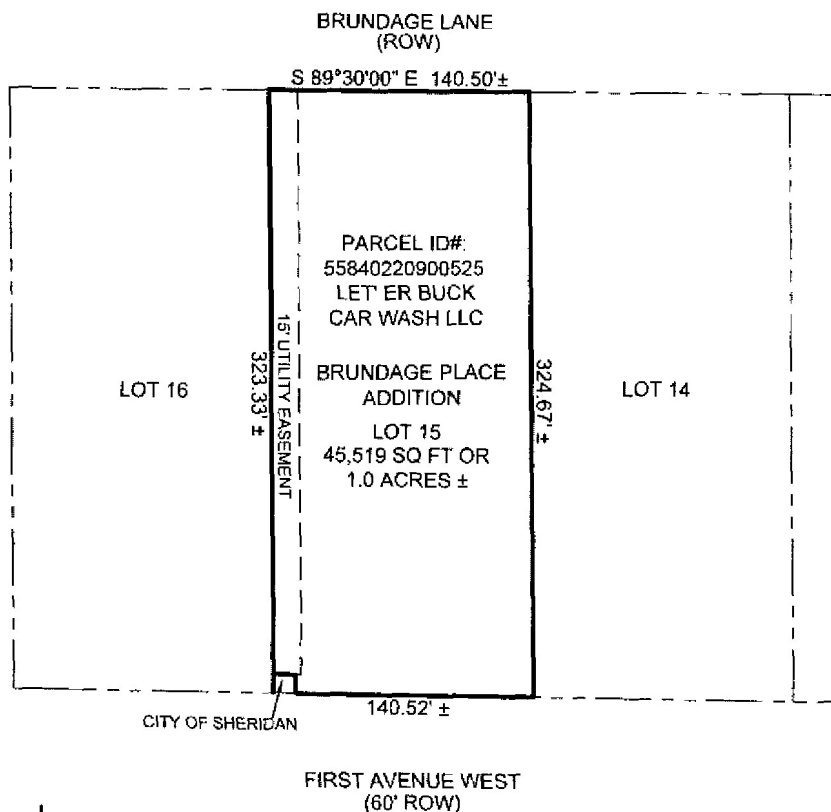
Stephanie Prill  
Signature of Notarial Officer  
Title: Notary Public



## EASEMENT EXHIBIT

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

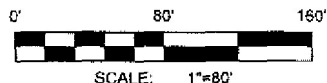
1. NO FIELD WORK WAS PERFORMED IN PREPARATION OF THIS EXHIBIT.
2. NO TITLE SEARCH WAS PERFORMED IN PREPARATION OF THIS EXHIBIT.



**NO. 2022-779738 AMENDED EASEMENT**  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
SHERIDAN COUNTY TITLE INSURANCE AG 23 S MAIN STREET  
SHERIDAN WY 82801

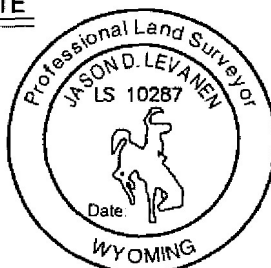
### LEGAL DESCRIPTION

THE WEST 15 FEET OF THAT PARCEL DESCRIBED UNDER  
RECEPTION #2021-767984 OF THE SHERIDAN COUNTY RECORDS.  
SAID EASEMENT CONTAINS 4,701 SQ 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 15 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

Drawn by BM

**»»» Arrow**  
Survey Group, Inc.  
Sheridan, WY 82801 (307) 751-7543

DP:

Date: 04/28/2022

Rev:

Sheet 1 of 1