

MUTUAL EASEMENT AGREEMENT

This agreement is entered into by Norma P. Buckley, also known as Norma L. Pence, Sam D. Buckley, Thomas L. Buckley and Annette M. Buckley, husband and wife, John Schonenbach and Vera Schonenbach, husband and wife, Eric Peterson and Sandy Jean Peterson, husband and wife, Lois Strand, T. Gwyn Strand, Averil Strand, and Dale E. Strand.

Recitals

A. Norma P. Buckley, also known as Norma L. Pence, is the owner of the following described property: The East 203 feet of the West 330 feet of Tract 21 of Adkins Valley Subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming, which property is hereafter described as "the Pence Tract."

B. Sam D. Buckley is the owner of the following described property: The West 127 feet of Tract 21 of Adkins Valley Subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

C. Thomas L. Buckley and Annette M. Buckley are the owners of the following described property: The West 108 feet of the East 198 feet of the West 528 feet of Tract 21 of Adkins Valley Subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

D. John Schonenbach and Vera Schonenbach are the owners of the following described property: The East 354 feet of the West 528 feet Tract 21 of Adkins Valley Subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

E. Eric Peterson and Sandy Jean Peterson are the owners of the following described property: The North 170 feet of Lot 7 of the Amended Plat and Subdivision of Tracts 16 through 20 of Adkins Valley Subdivision, a subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

F. Lois Strand, Dale E. Strand, T. Gwyn Strand, and Averil Strand are the owners of the following described property: The South 140 feet of Lot 7 of the Amended Plat and Subdivision of Tracts 16 through 20 of Adkins Valley Subdivision, a subdivision of the East 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West of the 6th P.M., Sheridan County, Wyoming.

G. A road which provides access to the property has been used by the parties for access to the above-described lands owned by the parties to this agreement.

H. The parties desire to grant mutual easements to one and other so that the above-described road may be used by the parties.

IT IS, THEREFORE, AGREED AS FOLLOWS:

1. The parties grant to each other, their successors and assigns a nonexclusive, perpetual easement to use the following described lands as a means of ingress to and egress from the property owned by each of the parties as described in the recitals to this agreement:

Commencing at the southwest corner of the Pence Tract (the point of beginning), then proceeding in an easterly direction along the southerly line of Tract 21 of Adkins Valley Subdivision of the east 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West, Sheridan County, Wyoming, to the northwest corner of Lot 7 of the Amended Plat and Subdivision of Tracts 16 through 20 of the Adkins Valley Subdivision, a subdivision of the east 990 feet of the W $\frac{1}{2}$ SW $\frac{1}{4}$ of Section 11, Township 55 North, Range 84 West, then southerly along the westerly line of said Lot 7 to the southwest corner of Lot 7, then easterly along the southerly line of Lot 7 a distance of 20 feet to a point, then northerly along a line parallel to the westerly line of Lot 7 a distance of 330 feet to a point, then westerly along a line parallel to the southerly boundary line of Tract 21 to a point (which point is on the westerly boundary line of the Pence Tract and 20 feet northerly of the point of beginning), then southerly along the westerly boundary line of the Pence Tract to the point of beginning.

2. The easement granted herein is for the benefit of and is appurtenant to the land owned by each of the parties. The easement shall run with the land and burden title to the land and shall be binding upon and inure to the benefit of the successors and assigns of the parties.

3. The parties release and waive all rights under and by virtue of the homestead exemption laws of the State of Wyoming in the lands covered by the easement.

DATED this 2nd day of October, 1990.

Norma P. Buckley
Norma L. Pence
NORMA P. BUCKLEY, ALSO KNOWN
AS NORMA L. PENCE

Sam Buckley
SAM D. BUCKLEY

Thomas L. Buckley
THOMAS L. BUCKLEY

Annette M. Buckley
ANNETTE M. BUCKLEY

John Schonenbach
JOHN SCHONENBACH

Vera Schonenbach
VERA SCHONENBACH

Eric Peterson
ERIC PETERSON

Sandy Jean Peterson
SANDY JEAN PETERSON

Lois Strand
LOIS STRAND

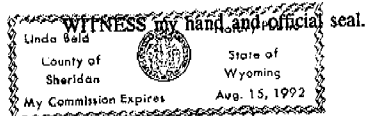
T. Gwyn Strand
T. GWYN STRAND

Averil Strand
AVERIL STRAND

DALE E. STRAND
DALE E. STRAND

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 3 day of October, 1990 by Norma P. Buckley, also known as Norma L. Pence.



Linda Beld
Notary Public

My Commission Expires: Aug 15, 1992

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 2nd day of October, 1990 by Sam D. Buckley.

WITNESS my hand and official seal.

J. W. Shuck
Notary Public

My Commission Expires: March 30, 1991

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 2nd day of October, 1990 by Thomas L. Buckley and Annette M. Buckley, husband and wife.

WITNESS my hand and official seal.

J. W. Shuck
Notary Public

My Commission Expires: March 30, 1991

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 2nd day of October, 1990 by John Schonenbach and Vera Schonenbach, husband and wife.

WITNESS my hand and official seal.

J. W. Shuck
Notary Public

My Commission Expires: March 30, 1991

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me this 3rd day of October, 1990 by Eric A. Peterson and Sandy Jean Peterson, husband and wife.

WITNESS my hand and official seal.

J. W. Shuck
Notary Public

My Commission Expires: March 30, 1991

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this 4th day of October 1990 by Lois Strand.

WITNESS my hand and official seal.

Riva H. Trott
Notary Public



My Commission Expires: 10/25/91

STATE OF WYOMING- COLORADO)
COUNTY OF SHERIDAN- LARIMER) ss.

The foregoing instrument was acknowledged before me this 10th day of October 1990 by T. Gwyn Strand.

WITNESS my hand and official seal.

Doreen D. Zorich
Notary Public
363 Jefferson St., Ft. Collins, CO 80524

My Commission Expires: 1-9-93

STATE OF WYOMING- COLORADO)
COUNTY OF SHERIDAN- LARIMER) ss.

The foregoing instrument was acknowledged before me this 10th day of October, 1990 by Averil Strand.

WITNESS my hand and official seal.

Doreen D. Zorich
Notary Public
363 Jefferson St., Ft. Collins, CO 80524

My Commission Expires: 1-9-93

STATE OF WYOMING)
COUNTY OF SHERIDAN) ss.

The foregoing instrument was acknowledged before me this _____ day of _____ 1990 by Dale E. Strand.

WITNESS my hand and official seal.

Notary Public

My Commission Expires: _____

CONSENT OF MORTGAGEES

The undersigned are holders of mortgages on a portion of the above-described property which is affected by the foregoing agreement, and the undersigned consent to the foregoing Easement Agreement and agree to subordinate their mortgages on the property to the rights granted herein so that if their mortgages are foreclosed, the rights of the parties to the easement granted in the foregoing mutual easement agreement shall not be terminated by the foreclosure action.

FIRST FEDERAL SAVINGS AND LOAN
ASSOCIATION OF SHERIDAN, WYOMING

By: [Signature]
Title: PRESIDENT

KEY BANK OF WYOMING

By: [Signature]
Title: SENIOR LOAN OFFICER

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this 3rd of October, 1990
by GEORGE GLIGOREA, PRES of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF SHERIDAN, WYOMING.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: March 30, 1991

STATE OF Wyoming)
COUNTY OF Sheridan) ss.

The foregoing instrument was acknowledged before me this 3rd of October, 1990
by RICHARD A. DESTEFANO of KEY BANK OF WYOMING.

WITNESS my hand and official seal.

[Signature]
Notary Public

My Commission Expires: March 30, 1991