

**PRIVATE ROAD EASEMENT**  
(Perpetual – Non-exclusive)

Tana Ankney, of 1141 Decker Rd., Sheridan, WY 82801-9654 ("Grantor"), in consideration of the sum of Ten Dollars (\$10.00 US) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, hereby grant, bargain, sell and conveys unto Jill Delapp, of 24 South Linden Ave., Sheridan, WY 82801-4737 ("Grantee"), a perpetual and non-exclusive fifty (50') wide private gravel road easement as specifically and particularly described in the attached and expressly incorporated Exhibits "A" and "B" hereto, which Exhibits "A" and "B" are incorporated herein by this reference.

The scope and uses of said perpetual non-exclusive private road easement shall be limited to a private ingress and egress access gravel road to allow the Grantee and her respective family members, invitees and guests ingress and egress access to Grantee's lands.

Said private road easement is expressly intended to run with and burden the Grantor's lands located in Sheridan County, Wyoming, as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at: a) Special Warranty Deed dated June 25, 2021, recorded at Ref No. 2021-770331 pages 1-3; and, b) Special Warranty Deed dated April 15, 2022, recorded at Ref No. 2022-777832 pages 1-3.

Said private road easement is expressly intended to run with and benefit the Grantee's lands located in Sheridan County, Wyoming, as those lands are further described of record in the official land records of the Sheridan County, Wyoming, Clerk and Recorder at: a) Quitclaim Deed dated February 18, 2016, recorded at Ref No. 2016-725507 pages 1-3; and, b) Quitclaim Deed dated April 24, 2023, recorded at Ref No. 2023-785180 pages 1-2.

Said easement shall expressly inure to the benefit of all successors and assigns of the Grantees. This instrument shall be deemed delivered and accepted upon recordation.

Dated this 29<sup>th</sup> day of June, 2023

GRANTOR:

  
Tana Ankney



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FEES: \$24.00 PK EASEMENT  
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

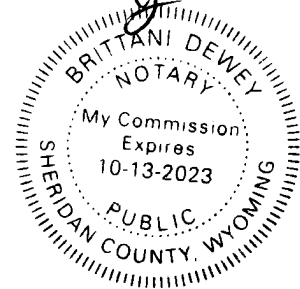
STATE OF WYOMING     )  
                                  ) ss.  
County of Sheridan     )

The foregoing instrument was executed and acknowledged before me on this 29<sup>th</sup> day of June, 2023, by Tana Ankney.

WITNESS my hand and official seal.

Brittani Dewey  
Notary Public

My Commission Expires: 10/13/2023.





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EXHIBITS "A" and "B" – Private Road Easement Legal Description and Diagram

**EXHIBIT "A"**

A Fifty (50) foot wide access and utility easement being the easterly 50 feet of a tract of land described in Document #2022-777832 and a part of the easterly 50 feet of a tract of land described in Document #2021-770331 both tracts owned by Tana Ankney and recorded in the Sheridan Wyoming County Clerk's Office, said Fifty (50) foot wide access and utility easement lying in the SE¼NE¼, E½SE¼ of Section 22 and the E½NE¼ of Section 27, Township 57 North, Range 87 West, 6<sup>th</sup> Principal Meridian, Sheridan County, as shown on **EXHIBIT "B"** attached hereto and by this reference made a part hereof; the easterly line of said easement described as follows:

Beginning at the southeast corner of said tract described in Document #2022-777832 lying on the north right of way line Decker Road AKA State Highway 338, as shown on Page 3 of 3, said Document #2022-777832, said **POINT OF BEGINNING** being a standard WyDot right of way monument described in said Document #2022-777832;

thence N00°23'12"W, 2356.05 feet (record dimensions) along the east line of said tract described in Document #2022-777832 to the northeast corner of said Section 27 monumented with a Lead Cap per SWCC;

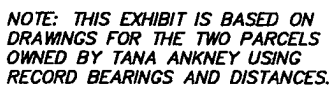
thence N26°14'55"E, 2825.42 feet (record dimensions) along the east line of said Section 22 and the east line of said tract described in Document #2022-777832, leaving said tract and entering said tract described in Document #2021-770331 to the east quarter corner of said Section 22 monumented with a 3¼" Aluminum Cap per PLS 5369 as shown in said Document #2021-770331 page 3 of 3;

thence continuing along said east line of Section 22 N00°20'05"E, 80 feet to a point being the **POINT OF TERMINUS** of said easement.

Bearings and distances are based on the above described drawings for the property owned by Tana Ankney.

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK  
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301  
SHERIDAN WY 82801



Professional Land Surveyor  
THONE STEWART  
5369  
*Thone Stewart*  
Date: 6-27-23  
WYOMING

**RESTFELDT**  
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JN: 2015-072  
DF: 2015-072D-Access  
JUNE, 2023