

575464 AGREEMENT  
BOOK 485 PAGE 0661  
RECORDED 05/25/2007 AT 03:35 PM  
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

**AGREEMENT FOR PRIVATE ROADWAY EASEMENT**

This agreement is made the 16<sup>th</sup> day of May 2007, between **Teresa A. Phillips**, also known as **Theresa A. Phillips**, a married person dealing in her sole and separate property, and **Boe L. Gregson**, a single person. Reference is made hereinafter to the said **Teresa A. Phillips**, also known as **Theresa A. Phillips**, as "Grantee," which expression shall be deemed to include her heirs and assigns. Reference is made hereinafter to the said **Boe L. Gregson**, as "Grantor," which expression shall be deemed to include his heirs and assigns.

The Grantor **Boe L. Gregson** is the owner of a parcel of land to which reference may be made herein as "Tract A," described as follows:

A tract of land situated within the Southwest Quarter of the Northwest Quarter (SW ¼ of NW ¼) and within the Northwest Quarter of the Southwest Quarter (NW ¼ of SW ¼) of Section 20, Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, said tract being more particularly described as follows:

Beginning at an aluminum cap PLS#2615 marking the West Quarter Corner of said Section 20; thence N00°12'52"W along the West line of said Section 20 a distance of 1288.33 feet to a point, thence N88°40'30"E a distance of 330.00 feet; thence N00°12'52"W a distance of 38.00 feet to North line of the said SW ¼ of NW ¼; thence N88°40'30"E along the North line of the said SW ¼ of NW ¼ a distance of 502.28 feet to the Easterly Right of Way line of U.S. Highway 87; thence S 14°08'28"E along the Easterly Right of Way line of U.S. Highway 87 a distance of 1609.88 feet; thence S78°51'05"W a distance of 575.28 feet to a 1½" aluminum cap PLS#10287; thence S27°15'24"W a distance of 134.98 feet to a 1½" aluminum cap PLS#10287; thence N55°04'23"W a distance of 159.27 feet to a 1½" aluminum cap PLS#10287; thence N34°55'07"W a distance of 27.82 feet to a 1½" aluminum cap PLS#10287; thence S63°38'43"W a distance of 51.39 feet to a 1½" aluminum cap PLS#10287; thence S04°06'08"E a distance of 172.03 feet to a 1½" aluminum cap PLS#10287; thence S84°00'28"W a distance of 411.04 feet to a 1½" aluminum cap PLS#10287 on the West line of said Section 20; thence N00°30'53"W along the West line of said Section 20 a distance of 570.11 feet to the Point Of Beginning.

The Grantee is the owner of land, to which reference may be made herein as "Tract B," adjoining the above described land owned by the Grantor and described, as follows:

Township 54 North, Range 83 West, 6<sup>th</sup> P.M.:

Section 20: SW¼NW¼, NW¼SW¼, excepting the following tracts, to-wit:

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- (a) Beginning at the Northwest corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$  of Section 20; thence East along the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section a distance of 330 feet to and beyond the Meade Creek; thence in a general southerly direction a distance of 38 feet; thence West 330 feet (38 feet South of and parallel to the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 20) to the West line of said quarter Section; thence 38 feet North along the West line of said forty acre tract to the point of beginning.
- (b) Beginning at a point on the East right-of-way line of U.S. Highway #87 and the North line of the SW $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 20, the said point being 444 feet West of the Northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence South 13°56' East along the East right-of-way line of said U.S. Highway #87 a distance of 1,920 feet, more or less to a point on the East line of said NW $\frac{1}{4}$ SW $\frac{1}{4}$ ; thence North along the East line of NW $\frac{1}{4}$ SW $\frac{1}{4}$  and the SW $\frac{1}{4}$ NW $\frac{1}{4}$  to the Northeast corner of said SW $\frac{1}{4}$ NW $\frac{1}{4}$ ; thence West on the North line of said SW $\frac{1}{4}$  NW $\frac{1}{4}$ ; 444 feet to the point of beginning.
- (c) The above-described Tract A.

WHEREAS, the Grantee herein conveyed the above-described Tract A to the Grantor herein; and Tract A and Tract B share one or more boundaries; and

WHEREAS, The Grantee desires for Grantee, her successors in interest and assignees to have ingress and egress to Tract B as described above.

NOW THEREFORE, in consideration of the above and foregoing, in further consideration of the conveyance by Grantee to Grantor of the property described above as "Tract A" and other good and valuable consideration, Grantor does hereby grant unto the Grantee and to her successors in interest and assigns, an easement for ingress and egress, to-wit:

To the extent that the following described parcel lies upon the property of Grantor, a 40 foot wide easement for ingress and egress situated within Northwest Quarter of the Southwest Quarter (NW  $\frac{1}{4}$  of SW  $\frac{1}{4}$ ) of Section 20, Township 54 North, Range 83 West, 6<sup>th</sup> P.M., Sheridan County, Wyoming, and lying 20 feet on each side of the following described centerline:

Beginning at a point on the Westerly Right of way line of U.S. Highway 87, said point being S77°09'37"E a distance of 1100.56 feet from the West Quarter corner of said Section 20; thence S78°51'05"W a distance of 425.08 feet to a 1  $\frac{1}{2}$ " aluminum cap PLS#10287 and the Point of Terminus, said point of terminus being S63°31'15"E a distance of 732.86 feet from the West Quarter corner of said Section 20.

Grantor and Grantee hereby agree as follows:

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1. Grantor, Grantor's successors in interest and assigns reserve the right to use said access route.

2. This easement and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the Grantee, her successors in interest and assigns.

3. This agreement for easement shall be binding upon Grantor's heirs and assigns and shall be perpetual so long as the easement is used for the purposes above recited.

IN WITNESS WHEREOF, the parties hereto have set their hands this 18<sup>th</sup> day of May 2007.

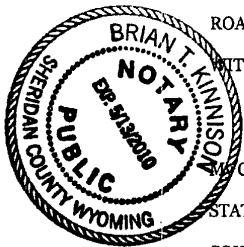
Boe L. Gregson  
Boe L. Gregson

Teresa A. Phillips  
Teresa A. Phillips, also known as  
Theresa A. Phillips

STATE OF Wy )  
COUNTY OF Sheridan ) SS

Boe L. Gregson acknowledged the foregoing AGREEMENT FOR PRIVATE ROADWAY EASEMENT before me the day of 5-10 2007.

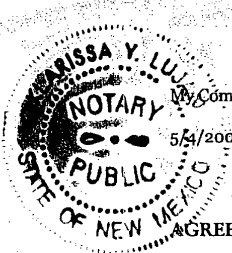
WITNESS MY HAND AND OFFICIAL SEAL.



Commission Expires: 5-13-10  
STATE OF New Mexico )  
COUNTY OF San Miguel ) SS

Teresa A. Phillips, also known as Theresa A. Phillips acknowledged the foregoing AGREEMENT FOR PRIVATE ROADWAY EASEMENT before me the day of May 16 2007.

WITNESS MY HAND AND OFFICIAL SEAL.



Commission Expires: 3-15-2010  
5/4/2007G:\wilcoxmay07\31429ease.doc

Karissa Y. Lujan  
NOTARY PUBLIC

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