633989 EASEMENT
BOOK 504 PAGE 0079
RECORDED 02/27/2009 AT 03:45 PM
AUDREY KOLTISKA, SHERIDAN COUNTY CLERK

EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS that Spirit Ridge, LLC, a Wyoming Limited Liability Company, ("Grantor"), for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, does hereby grant and convey an ingress, egress, and utility easement, including but not limited to sewer, water, electric lines, communication lines and storm drains and pipes, over, under, across and through lands owned by the Grantor, to and for the benefit of Corbett Buller and Kristine Buller, ("Grantee"), whose mailing address is P.O. Box 7292 Sheridan, WY 82801, for the benefit of the land of the grantee, said easement being more particularly described as follows:

> **That portion** of the Northeast Quarter and the Northwest Quarter of Section 24, Township 57 North, Range 86 West, 6th Principal Meridian, described as follows;
>
> **Beginning** at the North Quarter Corner of said Section 24; thence North 89°30'32" East along the north line of said Section 24, for a distance of 60.00 feet, to the east line of the West 60.00 feet of said Northeast Quarter; thence South 0°01'11" East along said east line, for a distance of 669.19 feet to the south right-of-way margin of the private easement shown on Lot 2, Plat of Spirit Ridge Subdivision, recorded in Plat Book S, on page 124, under stamp receiving number 606439, records of Sheridan County, Wyoming; thence South 89°40'42" West along said south right-of-way and the extension thereof, for a distance of 328.76 feet to the northeast corner of Lot 3 of said Plat of Spirit Ridge Subdivision; thence North 0°28'51" West for a distance of 60.00 feet to the southeast corner of Lot 20 of said Plat of Spirit Ridge Subdivision; thence North 89°40'42" East along the north right-of-way margin of the private easement shown on said Lot 2, and the extension thereof, for a distance of 269.24 to the west line of the Northeast Quarter of said Section 24; thence North 0°01'11" West along said west line, for a distance of 608.93 feet to the **Point of Beginning**.

Said easement shall benefit the lands owned by the Grantee, being more particularly described as follows;

> The Northeast Quarter of the Southwest Quarter of Section 13, Township 57 North, Range 86 West, 6th Principal Meridian, Sheridan County, Wyoming.

This underlying easement shall be subject to the following terms and conditions, and the parties further agree as follows:

1. Maintenance: Grantor shall be responsible for the initial construction of a

terms and conditions of this Agreement, the party who substantially prevails, as determined by the court, shall be entitled to receive its litigation costs (the term "costs" is hereby defined as those verified costs actually incurred by the party, and not "costs" as defined by the Wyoming Rules of Civil Procedure or the Wyoming Statutes) and attorney fees from the non-prevailing party.

Witness our hands this 26 day of February, 2009.

Spirit Ridge, LLC

Corbett Buller

By: Randy Deones
Randy Deones, Managing Member

Kristine Buller

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Corbett Buller and Kristine Buller, who represented to me they were duly authorized to execute the foregoing, on this 26th day of February, 2009.

Witness my hand and official seal.

Notary Public

My Commission Expires: 5-13-10

BRIAN T. KINNISON NOTARY PUBLIC EXP. 5/13/2010 SHERIDAN COUNTY WYOMING

STATE OF ~~WYOMING~~ Oregon)
)ss.
COUNTY OF ~~SHERIDAN~~ Lane)

The foregoing instrument was acknowledged before me by Randy Deones, as Managing Member of Spirit Ridge, LLC a Wyoming Limited Liability Company, and as the authorized person to bind said entity in the above stated agreement, on this 28 day of Jan., 2009.

Witness my hand and official seal.

Notary Public

OFFICIAL SEAL
JOSE R PINEDA
NOTARY PUBLIC - OREGON
COMMISSION NO. 420555
MY COMMISSION EXPIRES AUG. 21, 2011

My Commission Expires: Aug. 21. 2011