

AGREEMENT

Agreement made on the date below by and between **Lois V. Dewey**, a single person (hereinafter "Dewey") and **Peter Romanjenko and Cheryl Romanjenko**, husband and wife (hereinafter "Romanjenkos"),

WHEREAS:

1. Dewey is the owner of real property in Sheridan County, Wyoming as appears in deed recorded on January 26, 2004 at Book 450, page 32, instrument number 465522 in the office of the County Clerk for Sheridan County, Wyoming, which is more particularly described as:

A tract of land situate in the SW1/4NW1/4 of Section 27, Township 55 North, Range 84 West, 6th P.M., described as follows:

Beginning at a point which is North 45 degrees 17 minutes East, 1094.3 feet from the West quarter corner of said section 27; thence South 38 degrees 20 minutes West, 203.1 feet; thence South 57 degrees 45 minutes West 129.7 feet; thence South 86 degrees 08 minutes West, 515.0 feet; thence North zero degrees 28 minutes West, 276.4 feet; thence South 89 degrees 00 minutes East 751.9 feet to the point of beginning, the above described tract containing 3.74 acres, more or less together with all improvements situate thereon thereunto belonging.

Also including access road easement as follows: A strip of the land 20 feet wide, extending 10 feet on each side of the following described center line:

Beginning at a point on the Westerly right of way line of State Secondary Highway Number 1702 which is North 65 degrees 48 minutes East, 1540.2 feet from the West quarter corner of section 27, thence South 89 degrees 00 minutes West, 135 feet; thence North 88 degrees 30 minutes West 420 feet; thence South 89 degrees 00 minutes West, 190 feet to the Easterly line of the tract above described.

2. Dewey is successor in interest through various conveyances to the Grantees (Farren B. Johnson and Sharon L. Johnson) of a warranty deed recorded on June 18, 1968 at Book 165, page 555 in the office of the County Clerk for Sheridan County, Wyoming.

3. Said real property of Dewey is entitled to an appurtenant easement as described in the above description.

4. The appurtenant easement as above described crosses and lies upon real property owned by Romanjenkos, described as:

Lot 2 of the Schunk Minor Subdivision. A subdivision in Sheridan County, Wyoming.

5. Said real property of Romanjenkos is part and parcel of lands across which the Dewey easement was described in the grant appearing at Book 165, page 555, which lands were subdivided and subject to the Dewey easement.

6. Dewey as Plaintiff, and Romanjenkos, as Defendants, desire to enter into this Agreement in order to settle all issues that appear in Lois Dewey v. Peter Romanjenko, Civil Action CV2006-52 in the District Court, Fourth Judicial District, Sheridan County, Wyoming.

WHEREFORE, Dewey and Romanjenko agree:

A. Dewey as successor in interest, has an easement appurtenant to the real property, described at Book 165, page 555 (as described in particular at paragraph 1 above).

B. Romanjenkos' real property, as described at paragraph 2, above, is subject to the easement appurtenant to Dewey's real property.

C. The easement is for purposes of ingress and egress and Dewey has the right to use and maintain this easement and roadway free from unreasonable interference.

D. The easement is non-exclusive and Romanjenkos have the right to use the easement so long as their use does not unreasonably interfere with Dewey's use of the easement.

E. Dewey does not have the right or authority to allow neighboring landowners to use the easement for ingress and egress.

F. Dewey and Romanjenko shall each bear their own costs and attorney fees.

G. This Agreement shall be binding on the heirs, successors and assigns of the parties. The referenced civil lawsuit may be dismissed.

H. This Agreement will be recorded in the office of the County Clerk for Sheridan County, Wyoming.

DATED this 22 day of November, 2006.

Lois V. Dewey
LOIS V. DEWEY

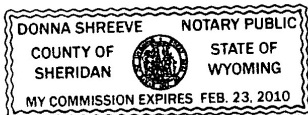
Peter Romanjenko
PETER ROMANJENKO

Cheryl A. Romanjenko
CHERYL ROMANJENKO

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was subscribed and sworn to before me by Lois V. Dewey, this 22nd day of November, 2006.

Witness my hand and official seal.



Donna Shreeve
Notary Public

My Commission Expires: 2-23-2010

STATE OF WYOMING)
)ss
COUNTY OF SHERIDAN)

The foregoing instrument was subscribed and sworn to before me by Peter Romanjenko and Cheryl Romanjenko, this 15th day of November, 2006.

Witness my hand and official seal.

Elisa R. Bruch
Notary Public



My Commission Expires: 7-28-2009