

2014-715566 10/28/2014 4:29 PM PAGE: 1 OF 4 BOOK: 549 PAGE: 716 FEES: \$21.00 PK AGREEMENT - LEGAL EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

SHARED GARAGE WALL AGREEMENT

THIS AGREEMENT, made and entered into this day of day of , 2014.

WHEREAS, **Debra Vinke and Brett Steel**, are the owners of real property located in Sheridan County, Wyoming, to-wit:

The West 90.5 feet of Lot Ten (10), Block Eight (8), of Nielsen Heights, an addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Commonly known as 755 Bellevue Ave, Sheridan, Wyoming; and,

WHEREAS, Robert Tilden, is the owner of real property located in Sheridan County, Wyoming, to-wit:

The East 51.5 feet of Lot Ten (10), Block Eight (8), of Nielsen Heights, an addition to the Town, now City of Sheridan, Sheridan County, Wyoming.

Commonly known as 538 Avon St, Sheridan, Wyoming; and,

WHEREAS, each of the above owners have a garage, and the two garages have a common wall on the common boundary between the above described parcels, and,

WHEREAS, it is the desire of the foregoing owners and the intent of this agreement to provide for common maintenance and shared risk of loss of the common garage wall, which agreement shall run with the land;

NOW, THEREFORE, in consideration of the mutual covenants and benefits herein contained, the parties hereby agree:

The common garage wall is declared to be a party wall. Each of the owners shall have a non-exclusive easement on that part of the footing, foundation and common wall standing on the lot of the other for lateral support and for structural integrity as are now located within the party wall, which easement does attach to and run with the lands described herein, being both a benefit and a burden as to each parcel.

FURTHER, the provisions hereof shall be binding upon and inure to the benefit and detriment of the administrators, heirs, successors and assigns of the parties hereto.

FURTHER, each owner of the above described parcels, and their successors in interest, shall be equally and mutually responsible, for any expense of improving, maintaining and repairing the party wall.

FURTHER, this agreement shall only be modified or terminated by written instrument recorded in the records of the Sheridan County Clerk and Recorder; and,

THE undersigned hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.



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IN WITNESS WHEREOF, the undersigned hereto have executed this Shared Garage Wall Agreement.

Debra Vinke	Brett Steel	
Robert Tilden		
State of) Six		
The foregoing instrument was, 2014.	cknowledged before me by Debra Vinke, this day of	
Witness my hand and official seal.		
	Signature of Notarial Officer Title: Notary Public	
My Commission Expires:		
State of Florida) County of Volusia)		
	acknowledged before me by Brett Steel, this 24 day of	
Witness my hand and official seal.	Signature of Notarial Officer Title: Notary Public Tara Waleri State of Florida	
My Commission Expires:	01/23/18 Soft My Commission Expires 01/22/2 Commission No. FF 85093	2018
State of Wyomana) Scounty of Shevidan	,	
The foregoing instrument was of <u>Ottobers</u> 2014.	acknowledged before me by Robert Tilden, this 22 day	
RRYWINTERS DUY INCOMMENDE SCAL. UNITY OF STATE OF WYOMING WYOMING COMMISSION EXPRES 3-7-2014	Signature of Motarial Officer Title: Notary Public	
My Commission Punisses 3	-7.30H.	



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IN WITNESS WHEREOF, the undersigned hereto have executed this Shared Garage

wan Agreement.		
Debra Vinke	Brett Steel	
Robert Tilden		
State of Missour() County of Sefferson		TARA L. GRASS Notary Public - Notary Seal STATE OF MISSOURI
The foregoing instrument was acknown, 2014. Witness my hand and official seal.	wledged before me by Debra Vinke, this <u>25</u> day of	Jefferson County My Commission Expires: May 16. 2017 Commission # 13704134
	Signature of Notarial Officer Title: Notary Public	
My Commission Expires:		
State of) SS		
The foregoing instrument was acknown, 2014.	wledged before me by Brett Steel, this day of	•
Witness my hand and official seal.		
	Signature of Notarial Officer Title: Notary Public	
My Commission Expires:		
State of Wyomena)		
County of She widay)	. 4.	
The foregoing instrument was acknown of <u>Ortologo</u> 2014.	wledged before me by Robert Tilden, this 22 day	
SHERRY WINTERS MY INDICATION SCAL. COUNTY OF STATE OF SHERIDAN SHERIDAN MY COMMISSION EIPRES 37-2016	Signature of Abtarial Officer Title: Notary Public	
	and the control of th	

My Commission Expires: 3-7-2016.



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IN WITNESS WHEREOF, the undersigned hereto have executed this Shared Garage Wall Agreement.

Debra Vinke	Brett Steel
About the	
Robert Tilden	
State of) ss	
County of)ss	
The foregoing instrument was acknowledge, 2014.	owledged before me by Debra Vinke, this day of
Witness my hand and official seal.	
	Signature of Notarial Officer Title: Notary Public
My Commission Expires:	
State of	
State of) ss	
County of)ss	
The foregoing instrument was ackness, 2014.	owledged before me by Brett Steel, this day of
Witness my hand and official seal.	
	Signature of Notarial Officer Title: Notary Public
My Commission Expires:	
State of Wyoning)	
County of Shevidan)	1
The foregoing instrument was ackn of 2014.	owledged before me by Robert Tilden, this 22 day
ERRY W. INTERS my hnodany Public seal.	
STATE OF SHERIDAN WYOMING STATE OF SHERIDAN STATE OF SHERIDAN STATE OF STATE OF	Alm ack the
Y COMMISSION EXPIRES 3-7-2016	Signature of Notarial Officer Title: Notary Public

My Commission Expires: 3-7-2016.

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK SCTIA

SHERIDAN WY 82801