

### UTILITY EASEMENT

For value received, Susie L. Jolovich, a single woman ("Grantor") of Sheridan County, Wyoming grant and convey to the Town of Ranchester, a Wyoming municipal corporation, whose address is P. O. Box 236, Ranchester, Wyoming 82839, ("Town") its successors and assigns, a perpetual easement to install, construct, reconstruct, alter, operate, maintain, inspect, repair, and remove utilities, including, without limitation, water and sewer lines and mains, and electric distribution systems, street lighting, communication systems, and fire hydrants and other equipment and appurtenances as may be necessary or convenient for the operation of the utilities with the right of ingress and egress to and from the same on, over, under, through, and across the following described lands situate in Sheridan County, Wyoming:

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of Lot 22, Wondra Subdivision, Town of Ranchester as per the official plat on file in the office of Sheridan County Clerk, said northwest corner monumented with a "cap"; thence North 89°31'19" West a distance of 155.27 feet to the east line of that certain tract of land described by Warranty Deed dated July 3, 1991, in Book 342, Page 337 of Deeds (No. 85659), monumented with a "cap"; thence South 0°01'24" East a distance of 25.00 feet along said east line; thence South 89°31'19" East a distance of 154.95 feet to the west line of said Lot 22; thence North 0°41'48" East (record North 0°33'03" East) a distance of 25.00 feet along said west line to the point of beginning, said "caps" are 1.5 inch diameter aluminum caps atop No. 5 rebar stamped PLS 4364, said tract of land contains 3877 square feet, more or less.

Grantor also grants and conveys to Town the right to occupy and use the following described property until October 31, 1992 for the purpose of temporary construction, maintenance, repair, and removal work on the utilities:

A tract of land located in the SE $\frac{1}{4}$ SE $\frac{1}{4}$  of Section 13, Township 57 North, Range 86 West of the Sixth Principal Meridian, Sheridan County, Wyoming, more particularly described as follows:

Beginning at the northwest corner of Lot 22, Wondra Subdivision, Town of Ranchester as per the official plat on file in the office of Sheridan County Clerk, said northwest corner monumented with a "cap"; thence North 89°31'19" West a distance of 155.27 feet to the east line of that certain tract of land described by Warranty Deed dated July 3, 1991, in Book 342, Page 337 of Deeds (No. 85659), monumented with a "cap"; thence South 0°01'24" East a distance of 40.00 feet along said east line; thence South 89°31'19" East a distance of 154.76 feet to the west line of said Lot 22; thence North 0°41'48" East (record North 0°33'03" East) a distance of 40.00 feet along said west line to the point of beginning, said "caps" are 1.5 inch diameter aluminum caps atop No. 5 rebar stamped PLS 4364, said tract of land contains 6201 square feet, more or less.

Grantor warrants that she has good, marketable title to the lands which are affected by this easement free and clear of all encumbrances and that she has full power and authority to grant this easement to the Town.

Grantor releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

  
SUSIE L. JOLOVICH

STATE OF WYOMING )

COUNTY OF SHERIDAN )

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of November, 1992 by Susie L. Jolovich, a single woman.

WITNESS my hand and official



  
Vicki Cotton  
Notary Public

My Commission Expires: April 13, 1993