



ACCESS EASEMENT

For and in consideration of \$10.00, other good and valuable consideration and the terms set out below:

John M. Detrick, a single person, owner of Lot 2, of the Amended Plat of Sattler Subdivision of Sheridan County, Wyoming, recorded May 9, 1983, instrument No. 171289 and Dale C. Reeser and Cindy L. Reeser, husband and wife, owners of Lot 1, of the Amended Plat of Sattler Subdivision of Sheridan County, Wyoming, recorded May 9, 1983, instrument No. 171289, Grantors, respectively, hereby convey and grant to Sharon J. Waldron-Sullenger, a married person dealing in her sole and separate property, Grantee, a private access easement, along and across the South fifteen (15) feet of Lots 1 and 2 of the Sattler Subdivision, for ingress and egress to Grantee's real property, described as:

A tract of land situated in the S1/2SW1/4 of Section 7, Township 53 North, Range 83 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Beginning at a point which is N. 50°48' E., 1499 feet from the Southwest corner of said Section 7; thence S. 71°07' W., 198.1 feet; thence North 182.8 feet to a point; thence N. 80°30' E., 190 feet to a point, and thence South 150 feet to the point of beginning.

Subject to the following:

1. A separate road maintenance agreement between Grantors and Grantee
2. No ATVs or snowmobiles are allowed use of the access easement described above, except by Grantors and Grantee.
3. A speed limit of 10 mph shall be observed.
4. This easement agreement shall be binding upon the parties' heirs, successors and assigns.

Dated this 9 day of FEBRUARY, 2020. MCD

Grantors

Grantee

John M. Detrick

Sharon J. Waldron-Sullenger

Dale C. Reeser

Cindy L. Reeser

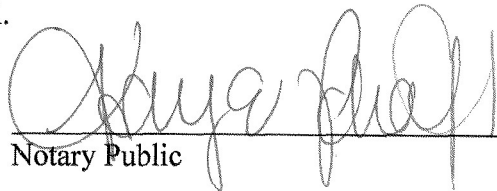


2021-766622 2/22/2021 12:13 PM PAGE: 2 OF 3
FEES: \$18.00 IH EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss
County of Sheridan)

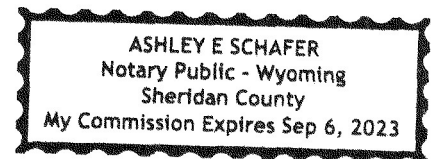
The foregoing instrument was acknowledged before me by Sharon J. Waldron-Sullenger
this 22 day of February, 2021.

WITNESS my hand and official seal.



Notary Public

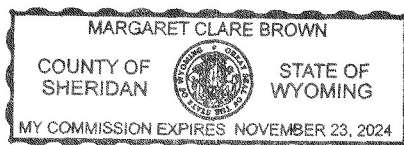
My Commission Expires: 09/06/2023



STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by John M. Detrick this 9
day of February, 2020. McB

WITNESS my hand and official seal.



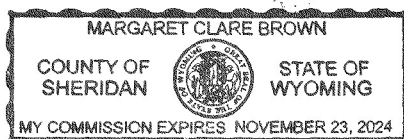
M. Clare Brown
Notary Public

My Commission Expires: NOVEMBER 23, 2024

STATE OF WYOMING)
) ss
County of Sheridan)

The foregoing instrument was acknowledged before me by Dale C. Reeser and Cindy L.
Reeser this 9 day of February, 2020. McB

WITNESS my hand and official seal.



M. Clare Brown
Notary Public

My Commission Expires: NOVEMBER 23 2024