

E A S E M E N T

THIS INDENTURE made this 6th day of January, 1995,
between R. L. Stratford of Post Office Box 544, Billings, Montana
59102, hereafter referred to as GRANTOR, and Roger P. Killworth, of
Sheridan, Wyoming, hereafter referred to as GRANTEE.

WITNESSETH:

WHEREAS, GRANTOR is the owner of the following described real
property in Sheridan County, Wyoming, to-wit:

Tract 6 of the Brundage Place, a subdivision of the
SE1/4NE1/4, SW1/4NE1/4, NE1/4SW1/4, and the NW1/4SE1/4 of
Section 2, Township 55 North, Range 84 West of the Sixth
Principal Meridian, Sheridan County Wyoming;

WHEREAS, GRANTEE is the owner of

Tract number 7 of the Brundage Place, a subdivision of
the SE1/4NE1/4, SW1/4NE1/4, NE1/4SW1/4, and the
NW1/4SE1/4 of Section 2, Township 55 North, Range 84 West
of the Sixth Principal Meridian, Sheridan County Wyoming,

which property is located directly adjacent to said property of the
GRANTOR; and

WHEREAS, the GRANTEE desires an Easement as a means of ingress
and egress to and from his property.

NOW THEREFORE, for and in consideration of the sum of ONE
DOLLAR and other good and vaulable consideration, the GRANTOR
hereby grants, bargains, conveys, transfers and delivers unto the
GRANTEE, an Easement described as follows:

An access easement situated in Tract 6 of Brundage Place,
a Subdivision to Sheridan County, Wyoming; said access
easement being more particularly described as follows:

Beginning at the northwest corner of said Tract 6, said
point lying on the South Right of Way Line of Brundage Lane
(Also Known As U.S. Highway 14); thence N89°55'03"E, 20.00
feet along the north line of said Tract 6 and said South Right
of Way Line to a point; thence S00°31'48"W, 353.52 feet to a
point, said point lying on the south line of said Tract 6;
thence N89°36'01"W, 20.00 feet along the south line of said
Tract 6 to a point, said point being the southwest corner of
said Tract 6; thence N00°31'48"E, 353.35 feet along the west
line of said Tract 6 to the POINT OF BEGINNING of said
easement.

This easement is granted for the purposes of access to GRANTEE'S
adjacent property.

The GRANTOR claims for itself and its successors and assigns, the right to use and enjoy the premises except as the same may be necessary for the purpose herein granted the GRANTEE.

The GRANTEE shall hold and save the GRANTOR harmless from any and all damages arising from the use of the right and easement herein granted by GRANTEE or GRANTEE'S tenant.

This easement and the covenants herein contained shall be construed as running with the lands for the private use and benefit of the GRANTEE, his heirs, successors in interest and assigns.

IN WITNESS WHEREOF, the Parties hereto have caused this Easement to be signed this 6th day of January, 1995.

R. L. Stratford
R. L. STRATFORD, Grantor

Roger P. Killworth
ROGER P. KILLWORTH, Grantee

STATE OF Wyoming)
COUNTY OF Shoshone : SS



The foregoing instrument was acknowledged before me this 6th day of January, 1995, by R. L. STRATFORD.

WITNESS my hand and official seal.

Tom Killworth
Notary Public

My Commission Expires: 12/14/96

STATE OF Wyoming)
COUNTY OF Shoshone : SS



The foregoing instrument was acknowledged before me this 6th day of January, 1995, by ROGER P. KILLWORTH.

WITNESS my hand and official seal.

Tom Killworth
Notary Public

My Commission Expires: 12/14/96