

EASEMENT

COMES NOW, Padlock Ranch Company, a Wyoming Corporation, by and through its undersigned Officers, whose principal office is in Sheridan County, Wyoming, as GRANTOR, does hereby grant, bargain, sell and convey unto John C. Barker, Jr. and Kathy J. Barker, husband and wife, whose address is \_\_\_\_\_, as GRANTEES, their heirs, successors and assigns, a non-exclusive sixteen (16) foot wide easement for ingress and egress as well as the installation of any utilities required to be installed for the purpose of serving a domestic purpose. Said easement shall be limited to domestic purposes and may serve only one residence. Grantees shall install or cause to be installed cattle guards and gates at both ends of the access and utility easement described herein. Grantees agree that said access easement shall not be fenced by the above named Grantees, their heirs, successors and assigns. Grantees shall be responsible for all costs associated with the installation and improvement of the access road situated upon the easement described herein, together with the on-going maintenance of the access road constructed thereon. Grantees agree to maintain said access road in its described location and in a condition as to be reasonable suitable as a private drive providing access to a single rural residence. Said easement is appurtenant to the following lands:

Township 58 North, Range 86 West

Section 29: NW1/4NW1/4, W1/2W1/2NE1/4NW1/4

The legal description of the easement granted herein is set forth on the attached Legal Description.

Dated this 28 day of April, 2000.

PADLOCK RANCH COMPANY

ATTEST:

By: Dan Scott  
Dan Scott, President

Delphine Toner  
Delphine Toner, Secretary

State of Wyoming )  
                                  )ss  
County of Sheridan )

On this 28<sup>TH</sup> day of APRIL, 2000, before me personally appeared Dan Scott, to me personally known, who, being by me duly sworn, did say that he is the President of Padlock Ranch Company, and that said instrument was signed on behalf of said corporation by authority of its Board of Directors and said Dan Scott acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and notarial seal this 28<sup>TH</sup> day of APRIL, 2000.

Robert T. Basset  
Notary Public

My Commission Expires: JUNE 20, 2002

**LEGAL DESCRIPTION  
ACCESS AND UTILITY EASEMENT**

A strip of land 16 feet wide situated in the S½SE¼ of Section 19 and in the NE¼NE¼ of Section 30, T58N, R86W, of the 6th P.M., Sheridan County, Wyoming, being 8 feet on each side of a centerline being more particularly described as follows:

**BEGINNING** at a point on the centerline of Sheridan County Road #65 (Barker Road), said point bears N72°04'34"W, 1362.93 feet from the SE Corner of said Section 19;

Thence leaving said centerline S89°56'55"E, 31.44 feet to a point;

Thence S63°49'33"E, 49.44 feet to a point;

Thence S39°16'33"E, 296.13 feet to a point;

Thence S46°30'12"E, 325.82 feet to a point;

Thence S63°22'29"E, 564.31 feet to a point;

Thence S55°58'04"E, 194.80 feet to a point;

Thence S62°29'36"E, 71.10 feet to a point;

Thence S49°05'57"E, 90.85 feet to a point, said point being on the East line of said Section 30 and the **POINT OF TERMINUS**.

Lengthening and shortening the side lines to intersect the property lines.