



ENCROACHMENT EASEMENT FOR RETAINING WALL

Gerald F. Florez, Jr. and Jacilynn M. Florez, husband and wife (herein Grantors), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and Home and Heart, LLC, a Wyoming limited liability company (herein Grantee), do for good and valuable consideration the receipt of which is hereby acknowledged, do mutually agree to an easement as follows:

1. Grantors are the sole record owners of 700 East 6th Street, more specifically described as Lot 1, Block 9, West View Addition to the City of Sheridan, Sheridan County, Wyoming (herein "Lot 1").
2. Grantee is the record owner of property adjacent to Grantors' property, which is addressed as 710 East 6th Street, more specifically described as Lot 2, Block 9, West View Addition to the City of Sheridan, Sheridan County (herein "Lot 2").
3. Grantors and Grantee constructed a new townhouse project on Lot 2, and as part of that construction, installed a retaining wall/system along the common boundaries of Lots 1 and 2 -- a portion of the retaining wall/system encroaches onto Lot 1, being the Eastern-most Three Feet Six Inches (3'-6") of Lot 1 for a distance of 141'-10" from the north boundary of Lot 1, all as illustrated on the exhibit attached hereto and incorporated herein (the "Easement Area").
4. The City of Sheridan requires Grantors to record an easement for the encroachment on Lot 1, to confirm the right to keep the retaining wall constructed thereon in place for the benefit of Lot 2.

Therefore, Grantors do hereby grant an easement on that 3'-6" wide by 141'-10" long Easement Route on Lot 1, for the purpose of keeping the retaining wall in place as a benefit to both Lot 1 and Lot 2 in the retention of soil. Grantors nor their successors shall bear any responsibility or liability to any person or entity using the Easement Area by reason of this easement, and Grantee waives and indemnifies Grantor of the same. This easement shall run with the land and benefit both Lots 1 and 2 hereafter.

WITNESS our hands this 31 day of July, 2024.

Gerald F. Florez, Jr.,

Jacilynn M. Florez,

Personally and as the sole members of Home and Heart, LLC

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

This instrument was acknowledged before me on the 31 day of July, 2024, by Gerald F. Florez, Jr. and Jacilynn M. Florez.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires



