

ACCESS AND UTILITY EASEMENT

Donna L. Barten, Trustee of the Donna L. Barten Revocable Trust dated January 13, 2022, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant an access and utility easement over and across that route illustrated and described on **Exhibit "A"**, attached hereto (the "Easement Route").

Grant of Easement. Grantor grants and reserves this easement in favor of that real property addressed as 48 State Highway 335, Sheridan, Sheridan County, Wyoming 82801, as more specifically described on **Exhibit "B"**, attached hereto (the "Dominant Parcel"), and to the record owners thereof, their guests, invitees, successors and heirs to the Dominant Parcel.

Intent and Purpose of Easement. Grantor's intent and purpose in granting this easement is to provide the appurtenant non-exclusive right to access the Dominant Parcel over and across the Easement Route. The owner of the lands over which the Easement Route traverses reserves all other rights not otherwise granted herein in the Easement Route.

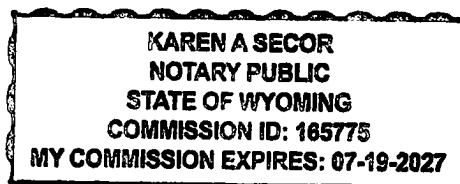
Grantor and Grantee shall have the right, but not the obligation to maintain the Easement Route. Neither Grantor, nor Grantee, nor their successors, in interest to the properties subject to this easement, shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. This easement shall run with the land and shall not merge by common ownership of the Servient and Dominant estates.

WITNESS my hand this 15 day of February, 2024.

**Donna L. Barten, Trustee of the Donna L. Barten
Revocable Trust, dated January 13, 2022, Grantor:**

Donna L. Barten, Trustee
Donna L. ~~Barton~~, Trustee
Barten

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)



This instrument was acknowledged before me on the 15 day of February, 2024, by Donna L. ~~Barton~~, Trustee of The Donna L. Barten Revocable Trust, dated January 13, 2022.
Barten

WITNESS my hand and official seal.

Karen A. Secor
Signature of Notarial Officer
Title: Notary Public

My Commission expires: 7/19/2027

Exhibit "A"
Easement Route

An easement for access over, under, and across the parcel of land in the SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 27, Township 55 North, Range 84 West, of the 6th P.M., Sheridan County, Wyoming, said easement being 20.0 feet in width and located 10.0 feet each side of the following described easement centerline:

Commencing at the Southwest corner of the NW $\frac{1}{4}$ of said Section 27, being monumented by a 3.25" aluminum cap monument per PLS 6812, from which point the Northwest corner of NW $\frac{1}{4}$ of said Section 27, being monumented by a 2.5" aluminum cap monument, bears N00°13'33"E a distance of 2,640.26 feet, thence N59°53'35"E a distance of 1,788.10 feet to a point lying on the West Right of Way line of Highway 335, said point being the True Point of Beginning of this easement centerline description; thence N80°08'54"W a distance of 99.96 feet to a point, said point being the Point of termination of this easement centerline description.

Exhibit "B"
Dominant Parcel

A tract of land situated in the S $\frac{1}{2}$ NW $\frac{1}{4}$ of Section 27, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, said tract described as follows:

Beginning at a point on the north line of the Schunk Minor Subdivision, said point being North 45°27'51" East, 1351.73 feet from the west quarter corner of said Section 27; thence North 01°22'04" West, 103.62 feet along said north line to a point; thence South 88°55'18" East, 206.94 feet to a point; thence South 89°28'18" East, 43.29 feet to a point; thence South 02°59'37" West, 108.72 feet to a point on said north line of the Schunk Minor Subdivision; thence North 81°20'21" West, 35.18 feet along said north line to a point; thence North 88°54'00" West, 207.30 feet along said north line to the point of beginning.

The street address for this property is 48 State Highway 335, Sheridan, Wyoming 82801.

Together with all improvements situate thereon and all appurtenances thereunto appertaining or belonging.

Subject to all exceptions, reservations, rights-of-way, easements, covenants, restrictions, and rights of record and subject to any state of facts which would be disclosed by an accurate survey or physical inspection of the premises and subject to building and zoning regulations and city, state and county subdivision laws.