

ACCESS EASEMENT AGREEMENT

G. Joan Lund, 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 easement over and across that area illustrated and described on Exhibit "A", attached hereto (the "Easement Route"), in favor of Mark D. Lund and Priscilla A. Lund, Trustees of The Mark D. Lund and Priscilla A. Lund Revocable Living Trust dated April 19, 2018, GRANTEE, as the record owners of that property addressed as 765 Absaraka Street, Sheridan, as more specifically described on Exhibit "B", attached hereto (the "Dominant Parcel").

Grant of Easement: Grantor grants this non-exclusive access easement to provide the appurtenant right of ingress and egress to and from the Dominant Parcel, for its owner and their guests and invitees. Grantor reserves all other rights thereto.

Maintenance. Grantor and Grantees shall each share in the maintenance and repair of the access route within the Easement Route and shall each pay one-half of the costs thereof.

Neither Grantor nor her successors 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.

WITNESS our hands this 25 day of February, 2021.

GRANTOR:

G. Joan Lund
G. Joan Lund

GRANTEES:

The Mark D. Lund and Priscilla A. Lund
Revocable Living Trust dated April 19, 2018,

Mark D. Lund
Mark D. Lund, Trustee

Priscilla A. Lund
Priscilla A. Lund, Trustee



2021-766865 3/1/2021 3:59 PM PAGE: 2 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

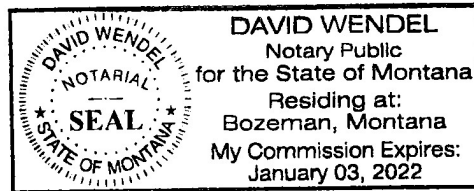
This instrument was acknowledged before me on the 25th day of February, 2021,
by Mark D. Lund, and Priscilla A. Lund, Trustees of The Mark D. Lund and Priscilla A. Lund
Revocable Living Trust dated April 19, 2018.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: Jan 3, 2022



STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

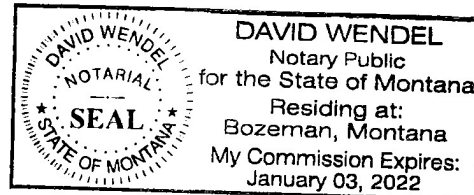
This instrument was acknowledged before me on the 25th day of February, 2021,
by G. Joan Lund.

WITNESS my hand and official seal.

Signature of Notarial Officer

Title: Notary Public

My Commission expires: Jan 3, 2022



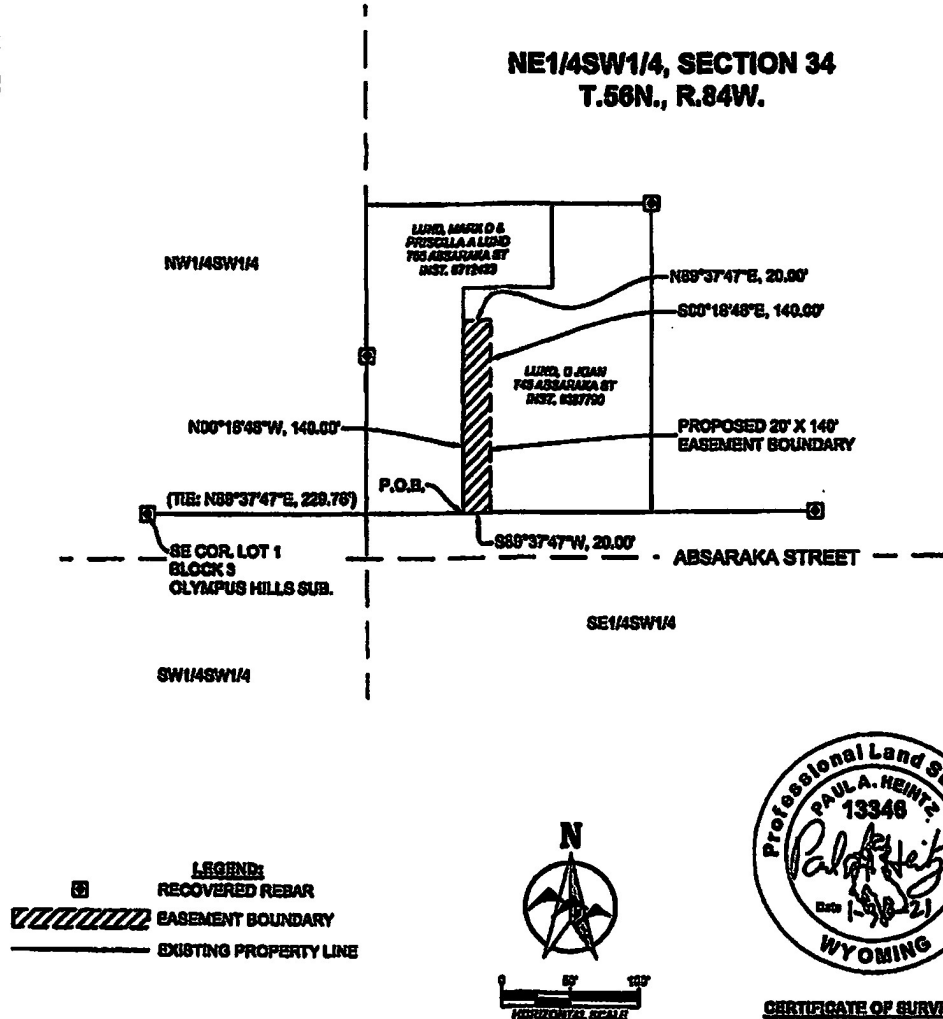


2021-766865 3/1/2021 3:59 PM PAGE: 3 OF 4
FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

LEGAL DESCRIPTION

A 20 foot wide strip of land located in and being a portion of the Parcel described in Instrument No. 397760 as recorded in the Office of Sheridan County Clerk and being a portion of the NE1/4SW1/4 of Section 34, Township 58 North, Range 84 West of the Sixth Principal Meridian, Sheridan County, Wyoming, being more particularly described by metes and bounds as follows:

Beginning at southeast corner of the parcel described in Instrument No. 712423 as recorded in the Office of Sheridan County Clerk and a point in the north line of Absaraka Street that is 229.78 feet east of the southeast corner of Lot 1, Block 3, Olympus Hills Subdivision; thence along the east line of said parcel described in Instrument No. 712423, N0°18'48"W, 140.00 feet; thence along a line parallel with the north line of Absaraka Street, N89°37'47"E, 20.00 feet; thence along a line parallel with the east line of said parcel described in Instrument No. 712423, S0°18'48"E, 140.00 feet, more or less, to a point in the north line of Absaraka Street; thence along the north line of Absaraka Street, S89°37'47"W, 20.00 feet to the Point of Beginning and containing 2800.00 square feet, more or less.



CERTIFICATE OF SURVEYOR

THIS IS TO CERTIFY THAT THE ABOVE PLAT WAS PREPARED FROM FIELD NOTES OF ACTUAL SURVEYS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SAME ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APPARENT OWNERSHIP

LUND, G JOAN

TOTAL AREA (SQUARE FEET)

2800.00

EXHIBIT A

MARK LUND
9880 QUAIL LANE
BOZEMAN, MT 59718

ACCESS EASEMENT
NE1/4SW1/4, SECTION 34, T.58N., R.84W., 6TH P.M.,
SHERIDAN COUNTY, WYOMING

WWC ENGINEERING

1800 TERRA AVENUE
SHERIDAN WY 82801
TEL: (202) 673-6781

EASEMENT EXHIBIT

DRAWN BY: [] CHECKED BY: [] APPROVED BY: [] SURVEY DATE: 01/06/21

www.wwcengineering.com

PATH: K:\SHERIDAN\LAND MARKS\2021\NE1/4SW1/4 SECTION 34 T.58N. R.84W. 6TH P.M. EASEMENT SURVEY\030421\NE1/4SW1/4 SECTION 34 T.58N. R.84W. 6TH P.M. EASEMENT SURVEY.DWG

EXHIBIT "B"

A tract of land situated in the E $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, T56N, R84W of the 6th P.M., County of Sheridan, State of Wyoming, described as follows:

Beginning at a point 1100 feet South of the North line of said SW $\frac{1}{4}$ and 1133 feet West of the West line of the Sheridan Gardens Addition to the City of Sheridan, Wyoming; thence West on a line parallel with the North line of said SW $\frac{1}{4}$, a distance of 71 $\frac{1}{2}$ feet; thence South along a line parallel with the West line of said Addition, a distance of 225.5 feet; thence East along the North line of Absaraka Street Extended, of said Addition, a distance of 71 $\frac{1}{2}$ feet; thence North on a line parallel with the West line of said Sheridan Gardens Addition, a distance of 163.5 feet; thence East 65 feet; thence North 62 feet; thence West 65 feet to the point of beginning.

NO. 2021-766865 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801