

RECORDED JUNE 24, 1996 BK 380 PG 334 NO 230267 RONALD L. DAILEY, COUNTY CLERK

RIGHT-OF-WAY AGREEMENT

THIS AGREEMENT, made and entered into this 17 day of May, 1996, by and between ALLEN F. WOHLERS and JANIECE R. WOHLERS, husband and wife, and WILLIAM J. DEMCHOK and CATHERINE LOUISE DEMCHOK, husband and wife.

WHEREAS, Allen F. Wohlers and Janiece R. Wohlers, husband and wife, are the record owners of the following described real property to-wit:

A tract of land within Block 37 of Western Addition to the Town, now City of Sheridan, in Sheridan County, Wyoming, described as follows:

Commencing at the NW Corner of said Block 37, thence South 65 feet along the West line of said Block 37 to a point; thence East along the line parallel to and 65 feet from the North line of said Block 37, a distance of 324.1 feet; thence Northeasterly to a point on the East line of said Line of Block 37, said point being 40.5 feet South of the NE Corner of said Block; thence North along the East line of said Block 37, a distance of 40.5 feet to the NE Corner of said Block 37; thence West along the North line of said Block 37 to the point of beginning.

WHEREAS, William J. Demchok and Catherine Louise Demchok, husband and wife, are the record owners of the following described real property to-wit:

A tract of land within Block 37 of Western Addition to the Town, now City of Sheridan, in Sheridan County, Wyoming, described as follows:

Commencing at a point on the West line of said Block 37, 65 feet South of the NW Corner thereof, thence East, along a line parallel to and 65 feet from the North line of said Block, a distance of 324.1 feet, thence Southwesterly to a point on the West line of said Block, said point being 150 feet South of the NW Corner of said Block, thence North, along the West line of said Block, 85 feet to the point of beginning.

WHEREAS, the Grantors herein wish to create a non-exclusive easement for ingress and egress which easement shall attach to and run with the land described, being both a benefit and a burden thereon,

NOW THEREFORE, in consideration of Ten Dollars (\$10) and other good and valuable consideration, Allen F. Wohlers and Janiece R. Wohlers grant and convey unto William J. Demchok and Catherine Louise Demchok a non-exclusive easement for ingress and egress, being more particularly described in and located as follows, to-wit:

A twenty foot wide easement located in a tract of land described in Sheridan County Book of Deeds 327, Page 645, for ingress and egress to an adjacent tract, said easement being located in Block 37 of Western Addition to the Town, now City of Sheridan, Sheridan County, Wyoming, being more particularly described as follows:

Beginning at a point on the east line of said Block 37, said point being located South, 19.82 feet from the Northeast corner of said Block 37; thence along the east line of said Block 37, South, 20.68 feet; thence leaving said east line, S75°18'01"W, 96.55 feet to the southerly line of said tract of land recorded in Sheridan County Book of Deeds 327, Page 645; thence along said southerly line, West 78.82 feet; thence leaving said southerly line, N75°18'01"E, 178.04 feet to the point of beginning. Said easement contains 2746 square feet, more or less.

FURTHER, the parties hereto agree that the easement created hereby is non-exclusive in nature as to the parties hereto, and

FURTHER, the Grantors herein reserve unto themselves, their successors and assigns, the right to utilize the easement granted, and,

FURTHER, the parties hereto agree that they shall be equally and mutually responsible for the maintenance of said easement, and,

FURTHER, the parties hereto agree that the easement may not be fenced along its length, or at its ends unless both parties hereto agree to same, and,

FURTHER, the provisions hereof shall be binding upon and inure to the benefit and detriment of the administrators, heirs, successors and assigns of the parties hereto.

The parties hereto hereby waive and release all rights under and by virtue of the homestead exemption laws of the State of Wyoming insofar as affected by this conveyance.

Executed this 17 day of May, 1996.

*Edgar W. Sugall, by
Donald E. Sugall
attorney in fact.*

Allen F. Wohlers
Allen F. Wohlers

Janiece R. Wohlers
Janiece R. Wohlers

William J. Demchok
William J. Demchok

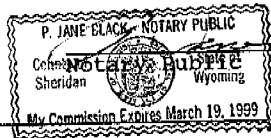
Catherine Louise Demchok
Catherine Louise Demchok

STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Allen F. Wohlers and Janiece R. Wohlers, this 17 day of May, 1996.

Witness my hand and official seal.

My Commission Expires



STATE OF WYOMING)
) ss
 COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by William J. Demchok and Catherine Louise Demchok, this 11 day of ~~May~~ June, 1996.

Witness my hand and official seal.

My Commission Expires

