

EASEMENT

For Ten Dollars (\$10.00) and other good and valuable consideration, **O'DELL CONSTRUCTION INCORPORATED**, a Wyoming corporation, of Sheridan County, State of Wyoming, to whom reference is made hereinafter as "Grantor," does hereby grant unto **KEVIN C. O'DELL** and **ERICA L. O'DELL**, to whom reference is made hereinafter as "Grantees," and to their successors in interest, the hereinafter described easement.

Grantor is the owner, of real property, situate in the County of Sheridan, State of Wyoming, said property more particularly described as follows:

A tract of land located in the NE1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, described as follows, to-wit:

Commencing at a point on the southwesterly line of Avoca Avenue, at a point 250 feet distant southeasterly from the intersection of said line with the north line of the Southwest quarter of Section 35, Township 56 North, Range 84 West, which point of intersection is 1736.5 feet east from the West quarter corner of said Section 35; thence Northwesterly along the southwesterly line of Avoca Avenue 147 feet to a point, thence southwesterly on an angle of 35° 49' 508 feet to a point marked by a stake; thence southeasterly following the center of the channel of the Little Goose Creek 151 feet, more or less, to a point; thence running northeasterly on an angle of 25° 49' to the point of beginning.

The Grantees own property that was conveyed to them from Grantor, said property adjoining Grantor's property. Said property is more particularly described as follows:

Part of a tract of land described in that certain Warranty Deed recorded February 19, 1993 in Book 356 Page 404, as Instrument Number 131099, said tract located in the NE1/4SW1/4 of Section 35, Township 56 North, Range 84 West of the Sixth Principal Meridian, said part of said tract being described more particularly as follows:

BEGINNING at a point which is located South 36°11'56" West 169.69 feet from the Northeast corner of a tract of which this is a part, said point being located on the original East line of the tract of which this is a part;
Thence along said original line, South 36°11'56" West, 102.74 feet to a point;
Thence leaving said original line, North 41°34'52" West, 67.76 feet to a point, said point being located on the arc of a curve with a radius of 60.00 feet, an arc length of 102.45 feet, a chord of North 21°40'13" East, 90.45 feet to a point;
Thence leaving said arc, South 54°20'24" East, 88.92 feet to the point of **BEGINNING**.

This grant is made and given to Grantees, and to their heirs, administrators, executors, assigns and successors in interest, for ingress and egress to and from their above described property, over the property of the Grantor.

NOW THEREFORE, in consideration of the above and foregoing, the Grantor, of Sheridan County, State of Wyoming, for itself, and its successors and assigns, does hereby grant to Grantees, and their successors in interest, an easement, for ingress and egress to and from their above described property, over the property of the Grantor, said easement being more fully described as follows:

Located in the NE¼SW¼ and the SE¼NW¼, Section 35, Township 56 North, Range 84 West, 6th Principle Meridian, Sheridan County, Wyoming and more particularly described as follows:

BEGINNING at a point which is located S 33°57'26" E, 3,238.67 feet from the Northwest corner of Section 35, Township 56 North, Range 84 West, 6th Principle Meridian, Sheridan County, Wyoming;

Thence S 36°14'12" W, 53.21 feet to the PC of a curve to the Left, with a radius of 80.00 feet, an arc length of 19.02 feet, a chord of S 29°25'30" W, 18.98 feet to the PT of said curve;

Thence S 22°36'49" W, 103.66 feet to the PC of a curve to the Right, with a radius of 15.00 feet, an arc length of 13.91 feet, a chord of S 49°10'43" W, 13.42 feet to the point of reverse curve to the Left, with a radius of 60.00 feet, an arc length of 299.77 feet, a chord of S 67°23'11" E, 72.00 feet to the point of a reverse curve to the Right, with a radius of 15.00 feet, an arc length 13.91 feet, a chord of N 03°57'05" W, 13.42 feet to a point;

Thence N 22°36'49" E, 103.66 feet to the PC of a curve to the Right, with a radius of 20.00 feet, an arc length of 04.76 feet, a chord of N 29°25'30" E, 04.74 feet to a point;

Thence N 36°14'12" E, 53.69 feet to a point on the South right-of-way of Avoca Avenue;

Thence along said right-of-way N 54°13'36" W, 60.00 feet to the point of BEGINNING containing 0.50 acres.

Grantees, their heirs, successors in interest and assigns shall hold Grantor, its successors in interest and assigns harmless from any and all liability for injury, death or property damage sustained by Grantees, their heirs, successors in interest and assigns, or their employees or invitees on the easement.

This easement herein contained shall be construed as running with the lands, it shall be for the private use and benefit of the Grantees, their heirs, successors in interest and assigns forever and it shall be binding upon the Grantor and its successors in interest.

DATED this 31st day of July, 2003.

O'DELL CONSTRUCTION INCORPORATED,
a Wyoming corporation

By: Shawn O'Dell
Shawn O'Dell, President

Attest:

John O'Dell
Office: ~~Vice President~~ Sec. Treas.STATE OF WYOMING)
 : SS
COUNTY OF SHERIDAN)

On this 31st day of July, 2003, personally appeared before me, Elizabeth Thulsen, a Notary Public within and for the aforesaid County and State, Shawn O'Dell, being known to me to be the said Shawn O'Dell, and after being duly sworn upon oath, did acknowledge that he was the President of **O'DELL CONSTRUCTION INCORPORATED**, a Wyoming corporation; that the same was signed on behalf of said corporation by the authority of the board of directors, or trustees thereof, and that the same is the free act and deed of said corporation.

WITNESS my hand and official seal,

Elizabeth A. Thulsen
Notary PublicMy Commission Expires: 2-6-07