



NOTICE OF VACATION OF EASEMENT

Grantors (original easement): **Donald R. Carroll & Phyllis Klaine Carrol**, husband and wife, of Sheridan, Wyoming; **Roger L. Cox & Lilas M. Cox**, husband and wife, of Sheridan Wyoming; and **Gerald L. Carroll & Natalie L. Carroll**, of Buffalo, Wyoming (hereinafter "Grantors")

Grantee (original easement): **Bankers Trust Company, as Trustee of the Anna K. Meredith Trust dated July 12 1968 f/b/o Dianna Hall Meredith Frazier** (hereinafter "Grantee")

Grantee's Successor: **Jerry K. Sommer and Marianne L. Sommer, husband and wife** (hereinafter "Successor Grantee"), whose mailing address is: 7 Troon Place, Sheridan, Wyoming 82801

Grantors' Successor: **R. Bret Rhinesmith and Bonnie J. Rhinesmith, as Trustees of the R. Bret Rhinesmith and Bonnie J. Rhinesmith Living Trust dated September 18, 2007**, and any amendments thereto (hereinafter "Successor Grantor"), whose mailing address is: PO Box 728, Big Horn, Wyoming 82833

RECITALS

WHEREAS, Grantors executed and recorded a Grant of Easement on December 20, 1993 in Book 363, Page 54 as Document Number 156532 in the Office of the Clerk of Sheridan County, Wyoming;

WHEREAS, said Grant of Easement provided access to and benefitted the following described lands, which lands are currently owned by Successor Grantee (as per a Warranty Deed recorded on August 21, 2020 as Document Number 2020-761231 in the Office of the Clerk of Sheridan County, Wyoming):

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 20: SE4NE4
Section 21: W2, W2E2, SE4NE4, E2SE4
Section 22: W2SW4

WHEREAS, said Grant of Easement burdened certain lands including but not limited to the following, which following described lands are presently owned by the Successor Grantor (as per a Warranty Deed recorded on September 27, 2007 in Book 489, Page 0561 as Document Number 587986 in the Office of the Clerk of Sheridan County, Wyoming):

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 22: S2N2SE4SW4, S2SE4SW4

WHEREAS, the Successor Grantor and the Successor Grantee have entered into and

recorded a new and separate Easement Agreement which grants Successor Grantee, and their successors in interest, a new and re-located easement across the lands owned by Successor Grantor, which new easement benefits the above-described lands owned by Successor Grantee, and which new Easement Agreement was recorded on ~~September 10th~~ ^{December}, 2020 as Document Number 2020-764567 in the Office of the Clerk of Sheridan County, Wyoming;

WHEREAS, to complete and finalize the intents and agreements of the Successor Grantor and the Successor Grantee, the Successor Grantee hereby executes and records this instrument.

PARTIAL VACATION OF EASEMENT

KNOW ALL PERSONS BY THESE PRESENTS that, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the above-named Successor Grantee, as current owner of the above-described lands benefitted by the Grant of Easement, vacates, releases, surrenders, and quitclaims unto Successor Grantor all of Successor Grantee's and their successors in interest rights and interest in the following described lands as related to the Grant of Easement recorded on December 20, 1993 in Book 363, Page 54 as Document Number 156532 in the Office of the Clerk of Sheridan County, Wyoming, *but only as to that portion of the easement that crosses the following described real property owned by the Successor Grantor:*

Township 54 North, Range 85 West, 6th P.M., Sheridan County, Wyoming

Section 22: S2N2SE4SW4, S2SE4SW4

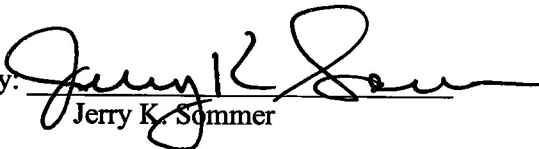
No other parts or portions of the Grant of Easement it pertains to and crosses other lands not described herein are vacated by this instrument. An illustration of the vacated and new easement is attached hereto as **Exhibit B** (there is no Exhibit A). The intent of this partial vacation is to replace an existing easement with another easement which is simultaneously being recorded to allow ingress and egress to the Grantee's Successor.

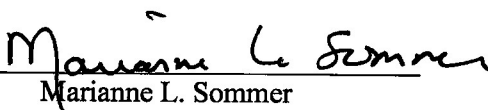
This Partial Vacation of Easement shall inure to the benefit of the Successor Grantor, and shall be binding upon the Successor Grantee, their respective heirs, successors, and assigns forever.

WITNESSED this 2nd day of ~~September~~ ^{October}, 2020.

SUCCESSOR GRANTEE:

Jerry K. Sommer and Marianne L. Sommer, husband and wife

By: 
Jerry K. Sommer

By: 
Marianne L. Sommer

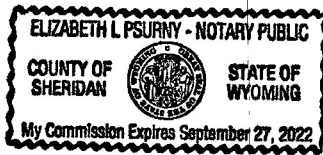


2020-764585 12/11/2020 12:46 PM PAGE: 3 OF 4
FEES: \$21.00 SM VACATION
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
COUNTY OF SHERIDAN)

The foregoing instrument was acknowledged before me by Jerry K. Sommer and Marianne L. Sommer, husband and wife, on this 2nd day of ~~September~~^{October}, 2020.

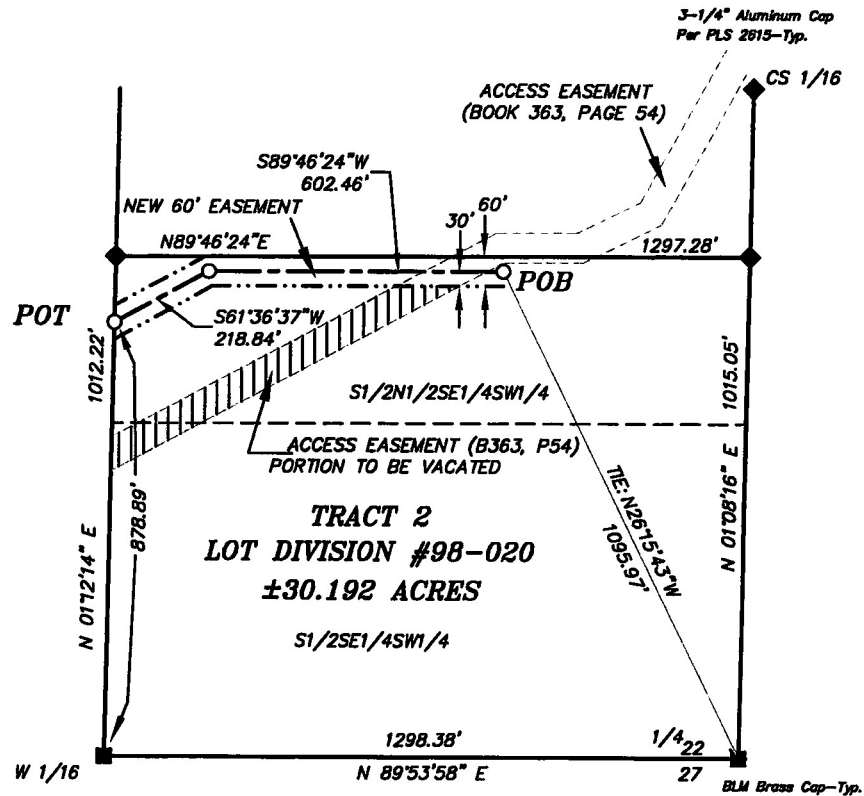
Witness my hand and official seal.



Elizabeth L. Psurny
Notary Public
My commission expires: 9/27/2022

EXHIBIT "B"

60' WIDE ACCESS EASEMENT IN THE SW1/4, SECTION 22,
T54N, R85W, 6TH PM, SHERIDAN COUNTY, WYOMING



CL 60' WIDE ACCESS EASEMENT



SCALE: 1"=300'

BEARINGS ARE BASED ON THE WYOMING COORDINATE
SYSTEM NAD 1983, EAST CENTRAL ZONE

DAF: 1.0003
DISTANCES ARE SURFACE

I, THONE STEWART, A DULY REGISTERED LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY STATE THAT THIS PLAT REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.

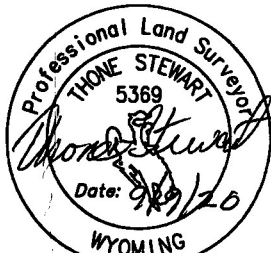


EXHIBIT "A"

CLIENT: BRET RHINESMITH

LOCATION: S1/2N1/2SE1/4SW1/4, SECTION 22, T54N, R85W,
6TH PM, AKA TRACT No.2 OF COUNTY LOT
DIVISION PERMIT #98-020, SHERIDAN COUNTY,
WYOMING.

WYOMING.
RS RESTFELDT
SURVEYING

2340 WETLANDS DR., SUITE 100
PO BOX 3082
SHERIDAN, WY 82801
307-672-7415

JN: 2005-068
DN: 2005-068D-2020C3D
TBC: T2013-101 TGO
SEPTEMBER 9, 2020

NO. 2020-764585 VACATION

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
CHAPMAN VALDEZ & LANSING PO BOX 2710
125 WEST 2ND STREET CASPER WY 82602