

ROAD ACCESS EASEMENT

For value received, **Todd V. Phillips and Jerilea J. Phillips** ("Grantors"), whose physical address is 162 Upper Rd. Sheridan, WY 82801, do hereby grant and convey to, **Fielding T. Phillips and Meagan B. Phillips, husband and wife**, whose physical address is 160 Upper Road, Sheridan, WY 82801, ("Grantees"), a nonexclusive road access easement ("Easement") on the land described as follows:

See **Exhibit A** attached hereto and incorporated herein by this reference.

Grantors grant to Grantees the Easement identified on **Exhibit A** for the purpose of allowing Grantees a right of ingress and egress over, across, and upon the land identified in **Exhibit A**. Grantees accepts the Easement in "as is" condition, without any responsibility of Grantor for improvement, construction, repairs, or alterations thereto.

The Easement shall be a perpetual appurtenant easement and shall run with and benefit the land specifically described in **Exhibit B** hereto, which Grantor has conveyed to Grantees, and burden Grantors' land described on **Exhibit C**.

Grantees acknowledge that this easement is nonexclusive and shall not preclude Grantor from using the easement area or the access road or from granting the right to other persons and parties to use the easement area or the access road. Grantees agree to share in the responsibility for the costs of operation and in keeping the access road in good order and repair in proportion to Grantees' respective use.

Grantees may not fence the easement area unless otherwise agreed to by Grantor. Grantees shall not cut or damage any fences, cattle guards or other improvements of Grantor. Grantees shall indemnify, defend, and hold harmless Grantor and Grantor's successors, assigns, agents, employees and representatives from any and all claims, demands, or causes of action arising out of the use of the easement area by Grantees or Grantees' invitees or arising out of the granting of this easement. Grantees release Grantor, its employees, agents, and representatives from any and all liability for damages arising out of Grantees' use of the easement area.

This agreement is binding upon the successors and assigns of the parties. This agreement shall be construed according to the laws of the State of Wyoming.

Dated this 16th day of July, 2024.

GRANTORS:


Todd V. Phillips


Jerilea J. Phillips

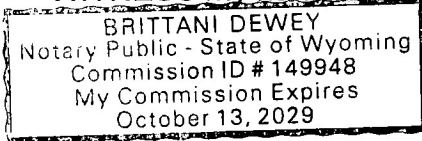


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FEES: \$27.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Road Access Easement was acknowledged before me this 16th day of July, 2024, by Todd V. Phillips.

WITNESS my hand and official seal,



Brittani Dewey

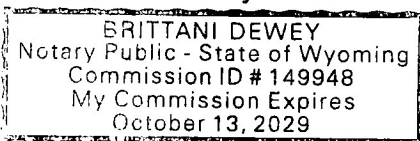
Notary Public

My Commission expires: 10/13/2029

STATE OF WYOMING)
) ss.
County of Sheridan)

The foregoing Road Access Easement was acknowledged before me this 16th day of July, 2024, by Jerilea J. Phillips.

WITNESS my hand and official seal,



Brittani Dewey

Notary Public

My Commission expires: 10/13/2029

EXHIBIT A
LEGAL DESCRIPTION

Record Owners: *Todd V. & Jerilea J. Phillips*
June 25, 2024

Re: Access Easement

An access easement being thirty (30.0) feet wide, along the following described line in the NE¼NW¼ & the NW¼NE¼ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming, attached hereto and by this reference made a part hereof; said southerly line of said strip easement being more particularly described as follows:

Commencing at the northwest corner of said Section 29 (Monumented with a 3¼" Aluminum Cap per PLS 6812); thence S76°19'20"E, 3499.09 feet to the **POINT OF BEGINNING** of said strip easement; thence S89°55'25"W, 250.41 feet along said southerly line of said strip to a **point**; thence S64°02'08"W, 776.60 feet along said southerly line of said strip to the **POINT OF TERMINUS** of said easement, said point being S64°31'38"E, 2715.16 feet from said northwest corner of said Section 29.

Said easement contains 30,810 square feet of land, more or less.
Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

SURVEYOR'S STATEMENT

I, Nathan W. Sturtevant, do hereby state that this legal description was prepared from notes taken during an actual field survey performed by me or under my direct supervision.



Modification in any way of the above or foregoing legal description terminates liability of the surveyor.

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EXHIBIT *B*
LEGAL DESCRIPTION

Record Owner: Todd V. & Jerilea J. Phillips
June 25, 2024

Re: Family Division Exception

A tract of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

BEGINNING at the northwest corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°55'57"E, 2263.88 feet along the north line of Section 29 to a point (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S09°08'06"E, 1180.04 feet along said north line of Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S64°02'08"W, 46.16 feet to a point; thence N73°50'52"W, 494.76 feet to a point; thence S85°10'08"W, 256.39 feet to a point; thence N63°54'52"W, 208.82 feet to a point; thence S89°52'08"W, 82.13 feet to a point; thence N45°51'22"W, 576.33 feet to a point; thence N82°42'36"W, 999.99 feet to a point, said point lying on the west line of Section 29; thence N00°29'22"W, 452.00 feet along said west line of said section 29 to the **POINT OF BEGINNING**.

Said tract contains 42.39 acres more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.



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FEES: \$27.00 PK EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

EXHIBIT C LEGAL DESCRIPTION

Record Owner: Todd V. & Jerilea J. Phillips

June 25, 2024

Re: Family Division Exception

A tract of land situated in the N $\frac{1}{2}$ N $\frac{1}{2}$ & NW $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 29, Township 55 North, Range 84 West, 6th Principal Meridian, Sheridan County, Wyoming; said tract being more particularly described as follows:

Commencing at the northwest corner of said Section 29 (Monumented with a 3 $\frac{1}{4}$ " Aluminum Cap per PLS 6812); thence S89°55'57"E, 2263.88 feet along the north line of Section 29 to the POINT OF BEGINNING of said tract (Monumented with a 2" Aluminum Cap per PLS 15646); thence S89°55'57"E, 297.22 feet along said north line of Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence N89°55'23"E, 47.83 feet along said north line of Section 29 to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S00°47'39"W, 468.89 feet to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S89°12'34"E, 552.22 feet to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence N89°55'41"E, 249.98 feet to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S00°46'29"W, 348.33 feet to a point (Monumented with a 2" Aluminum Cap per PLS 5300); thence S89°55'25"W, 250.41 feet to a point; thence S64°02'08"W, 776.60 feet to a point; thence N09°08'06"W, 1180.04 feet to the **POINT OF BEGINNING** of said tract.

Said tract contains 14.57 acres more or less.

Bearings are Based on the Wyoming Coordinate System, NAD 1983, East Central Zone.

NO. 2024-793359 EASEMENT

EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WENDTLAND & WENDTLAND, LLP 2161 COFFEEN AVE STE 301
SHERIDAN WY 82801