

EASEMENT

FOR VALUE GIVEN, **Kermit B. Krokker**, Grantor, hereby grants, conveys and transfers an appurtenant easement to the **Del Sol Townhouse Association**, Grantee, an easement across, over and through certain real property owned by the Grantor, such easement being more specifically described as follows:

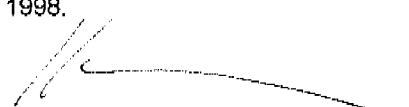
A strip of land five feet in width, the western boundary of such easement being the western boundary of the property described below and the eastern boundary of said easement being a line five feet east of the western boundary of said property, and running parallel to the western boundary of the property from the southern boundary to the northern boundary of the described property, which is more particularly described as:

A portion of Lots 11 and 12 of Block 5 of Third Vale Avoca Place of the City of Sheridan, Wyoming, more particularly described as follows:

Beginning at a point which lies 8.5 feet North of and 87 feet East of the SW corner of Lot 11 of Block 5 of said Third Vale Avoca Place, thence North, 71.5 feet, thence East 63.0 feet, thence South 71.5 feet, thence West 63.0 feet to the point of beginning.

The purpose of said easement to allow for the existence, maintenance and use of a staircase and deck which is a part of a structure located on the property adjacent to the western boundary of the described property of Grantor and which may encroach this boundary. However, such easement is not intended to create a right-of-way across Grantor's property for purposes other than maintenance and repair. This easement will terminate automatically if any structure encroaching on Grantor's boundary line is removed or destroyed. This easement is binding on all Grantor's heirs, successors and assigns, and Grantor hereby waives all rights under the homestead and exemption laws.

Dated this 8 day of December, 1998.


Kermit B. Krokker

STATE OF WYOMING)
 : ss.
COUNTY OF SHERIDAN)

Subscribed and sworn to before me this 18th day of December, 1998, by **Kermit B. Krokker**.

Witness my hand and official seal.


Notary Public