

EASEMENT

DEED made this 5th day of July, 1994, by and between CATHERINE B. RUEGAMER, Trustee, 211 West Sixth Street, Hardin, Big Horn County, Montana 59034, hereinafter referred to as "Grantor", and HERBERT J. KLINDT and CLARA G. KLINDT, husband and wife, 402 Alderson Avenue, Billings, Yellowstone County, Montana, hereinafter referred to as "Grantees."

For and in consideration of One Dollar and other good and valuable consideration, Grantor conveys to Grantee an easement and right-of-way across the real property in Sheridan County, Wyoming, described on attached Exhibit "A", for the purpose of providing access to the west 30 feet of Lot 19, and Lots 20 and 21, in Canyon Subdivision, Sheridan County, Wyoming, and for the purpose of providing access thereto, and including the right to enter upon such real property and make any necessary improvements required for the maintenance of such right-of-way easement thereto.

This easement and right-of-way covers the 30' x 70' parcel of land described in attached Exhibit "A".

This Deed of Easement shall be binding upon Grantor's heirs and assigns, and shall be perpetual, so long as the easement is used for the purposes above recited.

IN WITNESS WHEREOF, the Grantor has signed this Deed on July 5th, 1994.

Catherine Ruegamer
CATHERINE B. RUEGAMER -
Trustee

ACKNOWLEDGMENT

STATE OF MONTANA

)
ss:)
County of Big Horn

On this 5th day of July, 1994, before me, personally appeared CATHERINE B. RUEGAMER, Trustee, to me personally known, who did say that she is the person who executed this Deed of Easement and acknowledged that such instrument to be her free act and deed.

GIVEN under my hand and official seal this 5th day of July, 1994

Maureen G. [Signature]
NOTARY PUBLIC for Montana
Residing at Hardin, MT
My Commission expires: 12/06/94

Beginning at the NE corner of the above described area, thence S 12° 10' E, thence along the E extended line of Lot 19, for a distance of 30', thence S 51° 46' W along a line parallel to the northerly line of Lot 19, for a distance of 70', thence N 38° 14' W along the westerly extended line of Lot 19 to the Subdivision boundary, a distance of 30', thence N 56° 06' E to point of beginning, an area 30' x 70'.
The 30'x70' parcel of land in the NE corner of the above described land,

Said portion of road containing 0.29 acres, more or less.
Beginning at northeast corner of Lot 21 of said Canyon Subdivision; thence N. 56.06° E, along the northerly boundary line of said Canyon Subdivision a distance of 210.1 feet to a point at which the east lot line of Lot 19, if extended would intersect with said subdivision boundary line; thence S. 12.10° E, a distance of 62.5 feet to the northeast corner of said Lot 19; thence S. 51.46° W, along the northerly line of said Lot 19, a distance of 100 feet to the northeast corner of Lot 20; thence continuing S. 51.46° W, along the northerly line of said Lot 20 a distance of 82 feet to the northwest corner of said Lot 20; thence N 38.14° W, along the easterly line of said Lot 21 a distance of 72 feet to the point of beginning.

A portion of the Canyon Subdivision road located in Section 20, Township 58 North, Range 89 West of the 6th P.M., Sheridan County, Wyoming, described as follows:

Legal Description

EASEMENT

EXHIBIT 'A'

EXHIBIT "B"

EASEMENT

Section 20, Township 58 North, Range 89 West
of the 6th P.M., Sheridan County, Wyoming

